

APPROVED

**BATTLEMENT CREEK VILLAGE AND
THE RESERVE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
SEPTEMBER 16, 2010
MINUTES**

The joint annual meeting of Battlement Creek Village and Battlement Creek Village at the Reserve members was called to order at 7:10 pm by Gordon Elliot, Battlement Creek Village Delegate.

QUORUM: A quorum was established for Battlement Creek Village with 40 lots represented: 28 in person and 12 by proxy.

A quorum was established for The Reserve with 17 lots represented: 7 in person and 10 by proxy.

NOTICE: Director Elliot established that a notice of the meeting was sent out in compliance with the Association documents.

APPROVAL OF MINUTES: A motion was made by Sue Lancaster and seconded by Ferdinand Myers to approve the September 22, 2009 Annual Meeting of the Members Minutes as written. The motion carried unanimously.

FINANCIAL REPORT: Steve Rippy explained that the deficit in the reserve fund for the street lights was do to purchasing poles at a discount price. Mr. Rippy explained that Encana donated \$15,000 for street sweeping. The BMSA has hired BMMD to sweep the interior streets. Garfield County is still responsible for sweeping the arterial streets. Mr. Rippy went on to explain that the street signs on the interior streets are also maintained by BMSA and Garfield County maintains the street signs on the arterial streets. Mr. Rippy explained that BMSA has replaced over 150 street signs, over 200 fence pickets and we have power washed graffiti off of sidewalks and fences 2 to 3 times this year.

VILLAGE BUSINESS:

Mowing

Director Elliott explained that the mowing in our villages has not been ignored. We are working on them. With the change of management of the BMSA, it has taken some time for the new management company to decipher, which areas are BMSA's to maintain.

Drilling in the PUD

Frances Rose, who is on the Oil & Gas Committee, gave a presentation of the possible gas drilling in the Battlement Mesa PUD. Ms. Rose explained that the Oil & Gas Committee has been around for 12-13 years. Ms. Rose stated that as of today there is no drilling going on in the PUD. Antero has completed drilling on the Watson Pad, which is outside of the PUD. They will not be drilling again on this pad until 2011. Ms. Rose explained that the Oil & Gas Committee has been meeting with drilling companies in the area to help keep lines of communication open.

Bruce Knuth stated if someone has a complaint; please contact Community Counts and Garfield County so no complaints get lost.

Director Elliott stated that the Oil & Gas Committee has been functioning for a long time. Please use them with your concerns also.

Committee Restructuring

Keith Lammey, BMSA President and Covenant Control Officer, gave a presentation on the committee restructuring. Mr. Lammey explained that BMSA has openings on the committees and hopes the community will get involved.

Mr. Lammey stated that there is an incorporation study underway to see if Battlement Mesa could incorporate. The incorporation study that was done in 1995 showed that Battlement Mesa did not have enough tax base to support incorporation. Garfield County is paying for the current incorporation study. Mr. Lammey went on to explain that only the developed properties would be included in the incorporation. The undeveloped land could be annexed in the future.

Derek Helliwell asked what the advantage of incorporation? Mr. Lammey stated that volunteers do all but the day-to-day operations. With paid, trained employees, everything would run more fluently.

Walking/Bike Path Update

CE Lear, Parks/Open Space/Trails Committee member, informed the village members that there is a new trail being built near Battlement Creek Village and The Reserve. The new trail is being called the Library Trail. This trail will connect Battlement Mesa and Parachute. BMSA's Board of Directors have earmarked up to \$250,000 of the trail which, starts on West Battlement Parkway and will run down the John & Jody Lyons' property, next to the Crown Peak Baptist Church, to the old gravel county road. Garfield County has approved and put out to bid, the section of trail from the Colorado River Bridge to the end of the gravel road. The Town of Parachute has already improved the trail from the Parachute side of the Colorado River Bridge to the library.

**EXCESS INCOME APPLIED TOWARDS SUBSEQUENT YEAR'S
EXPENDITURES RESOLUTION AND CAPITAL CONTRIBUTIONS
RESOLUTION**

A motion was made by Fred Inman and seconded by John Zacharias to accept both resolutions. The motion carried unanimously.

ELECTION OF DELEGATES

An election by ballot was held for a new delegate for Battlement Creek Village. There were two candidates; Laurel Koning and Bob Johnson. Laurel Koning was elected by a vote of 23 to 18.

An election by ballot was held for a new delegate for The Reserve. There was one candidate. Jeanice Freeman was elected.

ADJOURNMENT

With no further business, the meeting adjourned at 9:40 pm.