

**BATTLEMENT CREEK VILLAGE AND
THE RESERVE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 12, 2011
MINUTES**

APPROVED 10/23/12

The joint annual meeting of Battlement Creek Village and Battlement Creek Village at the Reserve members was called to order at 7:01 pm by Laurel Koning, Battlement Creek Village Delegate and Jason Fletcher, The Reserve Delegate.

QUORUM: A quorum was established for Battlement Creek Village with 23 lots represented: 14 in person and 9 by proxy.

A quorum was established for The Reserve with 11 lots represented: 4 in person and 7 by proxy.

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

APPROVAL OF MINUTES: A motion was made by Jennifer Richardson and seconded by Tom Noel to approve the September 16, 2010 Annual Meeting of the Members Minutes as written. The motion carried unanimously.

FINANCIAL REPORT: Steve Rippy explained the financial reports from January 1, 2011 through August 31, 2011.

Director Koning stated that Dependable Waste, trash contractor, may start charging for picking up trash in excess of the provided 96 gallon can.

Don Gray asked if there will be a place to take bush trimmings and tree limbs.

Director Koning stated that there is no place in Battlement Mesa to take them. Residents will need to start taking them to the landfill or paying Dependable Waste the excess pickup fees.

Tax Resolution: A motion was made by Gordon Elliott and seconded by John Zacharias to approve the Tax Resolution. The motion carried unanimously.

OPEN DISCUSSION

Director Koning stated that the BMSA Board of Directors approved new parking language for the Covenants and Architectural Standards that will allow owners to install a larger parking apron along their existing driveway. The new apron can either be constructed using gravel or concrete. Director Koning stated that the Architectural Committee would like Battlement Creek Village and The Reserve to take the language one step further in only allowing the additional parking to be made concrete. Director Koning explained that there are existing homes that already have these additional parking aprons that have been approved to use gravel. Those homes would be grandfathered in and would not have to change the surface to concrete.

After further discussion, a motion was made by Richard Getter and seconded by Carolyn Stott to only allow concrete to be used in the The Reserve when extending the parking apron. The motion carried unanimously.

A motion was made by Elaine Hanak-Hall and seconded by Sherry Johnson to only allow concrete to be used in Battlement Creek Village when extending the parking apron. The motion carried with 11 in favor and 3 opposed.

Director Koning reported that phase 1 of the library trail is complete. There is a signed contract for phase 2 of the trail. The contractor has stated the trail will be complete by the end of 2011.

Director Lamme stated that Garfield County funded an incorporation study for Battlement Mesa. There is not enough tax base to incorporate.

Director Lamme stated that the Board of Directors is working on a new website for BMSA. The website should be up and running by the end of 2011.

Director Koning informed the residents that there has been a sexual predator seen, on a regular basis, in Battlement Creek Village and The Reserve. Director Koning wants residents to be aware of their surroundings at all times.

An owner asked if BMSA is funding the potential new park.

Director Koning explained that the project is in the very infancy stage. BMSA does not know how the funding will happen or even if the park will actually get built.

Gordon Elliott stated that the community should always be looking for ways to add value to our property. There has not been a study done as to the cost of building the new park, but there was a golf tournament held to raise funds for the park. Mr. Elliott stated that the Board of Directors committed \$125,000 of the potential donation from Antero for the new park, but the community has not had any input on the park.

Director Koning explained that a survey was available in the last few weeks for residents to fill out for input on the potential new park.

Fred Gray stated that BMSA needs a plan for the Battlement Mesa PUD, so projects can be prioritized.

Mr. Elliott stated that Battlement Mesa Activity Center has great potential to be a community place. There is a lot of space to utilize. The BMAC needs to be updated.

Mr. Rippy clarified for the owners, that the Battlement Mesa Metropolitan District owns the Battlement Mesa Activity Center and that the hoa dues paid to BMSA are not spent on the BMAC.

Mr. Elliott stated that BMAC is value adding to property owners.

Director Koning stated that the average age in Battlement Mesa is 35. BMSA is building a new website and also making RACK cards to promote Battlement Mesa.

Margaret Prater asked if some of the donated money from Antero could be spent on the BMAC or other existing structures.

Mr. Rippy stated that since the BMSA does not own the BMAC and the money is being donated to BMSA, some research will need to be done into the potential gifting money to the BMAC.

ADJOURNMENT

With no further business, the meeting adjourned at 8:47 pm.

**MONUMENT CREEK VILLAGE
DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 17, 2011
MINUTES**

APPROVED 10/25/12

CALL TO ORDER

The meeting was called to order by Steve Rippy, Association Manager.

ESTABLISH NOTICE

It was established that notice was sent out as required in the Battlement Mesa Service Association Declarations.

QUORUM

To establish a quorum, 45 lots need to be represented. There were 12 lots represented in person and 10 lots represented by proxy; therefore, a quorum was not established.

APPROVAL OF MINUTES

Without a quorum, the minutes from September 10, 2009 and October 5, 2010 could not be approved.

FINANCIAL REPORT

Mr. Rippy explained the financial reports from January 1, 2011 through August 31, 2011.

TAX RESOLUTION

Without a quorum, the tax resolution could not be approved.

ELECTION OF DELEGATE

Without a quorum, a delegate could not be elected. Mr. Rippy stated that a ballot will be mailed to all owners in Monument Creek Village to elect a delegate.

GENERAL DISCUSSION

Robert Warehime asked how many homes are in foreclosure.

Mr. Rippy stated that he did not know the exact number of foreclosures, but did say that there is a vacancy rate of about 25% throughout Battlement Mesa.

Mr. Warehime asked if there is much vandalism in Battlement Mesa.

Mr. Rippy stated that from his knowledge, there is not much in Monument Creek Village. There seems to be more vandalism in the rental areas.

Barbara Bayliff asked who is going to be paying the maintenance on the new potential park.

There are 6 acres of land attached to the Grand Valley Middle School that has a 100 year easement on it for use as a park and the land can not be used for any other use during that time frame. School District 16 is the owner of the land.

Mr. Rippy explained that the BMSA has committed \$125,000 for construction of the park from funds to be donated by Antero Resources. The Parachute/Battlement Mesa Park & Recreation has committed \$75,000 toward the construction. Mr. Rippy explained that there is a lot of work ahead to plan and design a park at this location. A construction cost analysis has not been completed and the discussion of maintenance of the park has not yet happened. Mr. Rippy stated it could be several years before anything moves forward with the park.

Ms. Bayliff asked if the money Antero is donating to the BMSA could be used for other projects.

Mr. Rippy stated that other uses of the Antero funds is a possibility and the Board will gather public input prior to using the remaining funds.

Bernita Grove stated that the new park will raise property values for everyone in Battlement Mesa, and that the park is a good asset for the community.

ADJOURNMENT

With no further business, the meeting adjourned at 7:45 pm.

**STONE RIDGE VILLAGE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS**

Approved
10/16/12

**OCTOBER 11, 2011
MINUTES**

CALL TO ORDER: Stone Ridge Delegate, Keith Sheppelman, called the meeting to order at 7:00 pm.

NOTICE: Director Sheppelman established the notice of the meeting was sent out in compliance with the Association Documents.

QUORUM: A quorum was established with 21 lots represented, 13 in person and 8 by proxy.

APPROVAL OF MINUTES: A motion was made by Ron Shelling and seconded by EJ Schultz to accept the October 12, 2010 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORTS: Steve Rippy presented the financial statements from January 1, 2011 through August 31, 2011.

Roxanne Jones stated that the open space mowing was done very well again this year.

Ron Shelling stated that the BMSA Board may want to look into xeriscaping the medians to cut down on the maintenance costs.

Mr. Rippy explained that the Board is budgeting to spray in those areas.

TAX RESOLUTION: A motion was made by Leonard Allen and seconded by Carol Schelling to adopt the Tax Resolution. The motion carried unanimously.

OPEN DISCUSSION:

Director Sheppelman stated that he would like the residents to think about a new delegate for Stone Ridge, beginning the end of 2012.

Director Sheppelman stated that BMSA has been notified by Dependable Waste that they may begin charging for picking up more trash than the 96 gallon can provided. BMSA has not been provided with a list of the potential extra charges.

Director Sheppelman stated that Battlement Mesa Company has replaced a lot of signs throughout the business areas of Battlement Mesa. They have also updated the billboard along eastbound I-70.

Director Sheppelman stated that the Grand Valley Fire Protection District is installing a new electronic sign at the new fire station. The sign can be used to publish upcoming public events.

Director Sheppelman stated that Battlement Mesa Company has a potential contract with a new 10,000 sq foot discount retailer to build a new building at the corner of Spencer Parkway and Sippelle Drive.

Director Sheppelman stated that Eric Schmela with Battlement Mesa Company has a coffee talk meeting at the GVFPD on the 3rd Wednesday of every month. The meeting is also posted at the entrance to Clark's Market.

Director Sheppelman stated that from January through August 2011 Stone Ridge Village has had 19 covenant violations. There were 8 for lot maintenance, 4 for trash can violation, 5 for vehicle violation, and 2 for unsightliness.

Mr. Rippey stated that the Battlement Mesa Metropolitan District is having an open house from 3-6 pm on Friday, October 21, 2011 at our new office.

Ron Shelling stated that BMMD has done a great job with the management of the BMSA.

ADJOURNMENT: With no further business to come before the members, the meeting was adjourned at 7:50 pm.

**TAMARISK MEADOWS DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 21, 2010**

APPROVED
10/19/11

The meeting was called to order at 7:00 pm by Jay Haygood, Tamarisk Meadows Delegate.

NOTICE: Amie Martin established the notice of the meeting was sent out in compliance with the Association Documents.

ATTENDANCE: In attendance were Tamarisk Meadows Delegate and Board Member Jay Haygood, Board President Keith Lammey, Association Manager Steve Rippy and Association Administrative Assistant Amie Martin.

The following properties were represented by community members in attendance:

Brandon Baker	Ronald & Linda Jensen	Michael Beresford
Frank & Carolyn Kilian	Greg Davidson	Steve & Amie Martin
Garry & Bettie Evenson	Robert & Elaine Tellschow	Severin & Eunice Harmeyer
Bud & Sharon Thompson	Jay & Mary Haygood	

QUORUM: With 11 lot represented in person and 17 lots represented by proxy, totaling 28 lots represented, a quorum was established.

MINUTES: A motion was made by Garry Evenson and seconded by Robert Tellschow to approve the October 14, 2009 minutes as presented; the motion carried unanimously.

FINANCIAL REPORT: Steve Rippy presented the financial reports from January 1, 2010 through August 31, 2010.

OWNER'S OPEN FORUM: Frank Kilian asked why the street sweeping is so poor this year on Stone Quarry Road?

Mr. Rippy explained that Garfield County is responsible for the sweeping of the main streets in the PUD such as Stone Quarry Road and the Battlement Parkways. BMSA sweeps the interior residential streets through a contract with BMMD. Mr. Rippy stated he has been in communication with Garfield County and they are preparing to do additional sweeping when their sweeper is repaired.

Greg Davidson asked why the legal fees are over budget?

Mr. Rippy explained that with all the foreclosures in the PUD, our attorney is trying to collect outstanding dues and fees on them.

Director Haygood stated that the Finance Committee is working on the 2011 budget. The budget will be presented at the Community Meeting in December 2010.

Kelly Baker asked what steps are being taken on properties that are not being maintained?

Mr. Lammey explained the covenant control process.

Another homeowner asked what the status is of the Antero funds?

Director Haygood stated that our attorney is working on the acceptance of the funds. Director Haygood stated that we will be receiving \$1 million from Antero in four installments once the drilling begins in the PUD.

BMSA President, Keith Lammey, introduced Greg Davidson a resident at 211 Mineral Springs Circle to the community members and stated that Mr. Davidson would like to serve as the Tamarisk Meadows delegate.

Mr. Davidson stated he purchased his home in Tamarisk Meadows in 2001, he owns a landscape business, and would like to serve as the delegate for his community.

Mr. Evenson asked Mr. Davidson what he thought about the proposed drilling in the PUD? Mr. Davidson stated that, even though he would prefer it not happen, the drilling is going to happen whether we like it or not.

Delegate Haygood stated that he would be willing to stay on the Board but may need some help from others. Mr. Haygood stated that he moved to Battlement Mesa in 1999 because it was a good place to retire and he intends to help keep it a good place to live.

ELECTION OF DELEGATE: A nomination of Jay Haygood to serve as delegate was made by Garry Evenson and seconded by Frank Kilian. A nomination of Greg Davidson to serve as delegate was made by Jay Haygood and seconded by Severin Harmeyer.

An election by ballot was held for a new delegate for the Tamarisk Meadows Village. There were two candidates; Jay Haygood and Greg Davidson. The vote from the community members in attendance was (5) for Jay Haygood and (5) for Greg Davidson. There were seventeen proxy votes cast; (8) for Jay Haygood and (9) for Greg Davidson. Total vote count was (13) for Jay Haygood and (14) for Greg Davidson. Greg Davidson was elected as the Tamarisk Meadows delegate.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:45 pm.

**WILLOW CREEK VILLAGE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 18, 2011
MINUTES**

APPROVED
10/24/12

CALL TO ORDER

Bob Arrington, Willow Creek Village Delegate, called the meeting to order at 7:00 pm.

QUORUM

A quorum was established with 16 lots represented: 4 in person and 12 by proxy.

ESTABLISH NOTICE

It was established that notice was sent out as required in the Battlement Mesa Service Association Declaration.

APPROVAL OF MINUTES

A motion was made by Jim Maier and seconded by Richard Buchan to approve the October 7, 2010 minutes. The motion carried unanimously.

FINANCIAL REPORT

Steve Rippy presented the financial statements of January 1, 2011 through August 31, 2011.

TAX RESOLUTION

A motion was made by Richard Buchan and seconded by Jim Maier to approve the tax resolution. The motion carried unanimously.

GENERAL DISCUSSION

Director Lamme explained that there are 7 committees for the BMSA. They are: Architectural/Covenant, Parks/Open Space/Trails, Public & Community Relations, Finance, Oil & Gas, Planning and Public Works Committees. Director Lamme explained that the committees are designed to focus on specific areas of the BMSA and assist the BMSA Board by reviewing, advertising and recommending projects, issues and goals related to the specific committee's chair.

Director Arrington explained the new parking regulation that the Board accepted into the Covenants and Architectural Standards. The regulation allows an additional parking apron next to an existing driveway. The apron can be made out of gravel or concrete.

Director Lamme explained that BMSA is working on a new website. The website should be up and running by the end of 2011.

Director Arrington stated that Battlement Mesa Partners quit claim deeded the two parks in Saddleback Village to BMSA.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:26 pm.

