

**BATTLEMENT CREEK VILLAGE AND  
THE RESERVE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
OCTOBER 22, 2013  
MINUTES**

Approved 10/07/14

**Call**

The joint annual meeting of Battlement Creek Village and Battlement Creek Village at the Reserve members was called to order at 7:02 pm by Laurel Koning, Battlement Creek Village Delegate. John Constine, The Reserve Delegate, was not able to attend.

**Quorum**

A quorum was established for Battlement Creek Village with 20 lots represented; 13 in person and 7 by proxy.

A quorum was established for The Reserve with 15 lots represented; 5 in person and 10 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 Bruce Knuth and seconded by Bob Johnson to approve the October 23, 2012 minutes as presented. The motion carried unanimously.

**Financial Report**

Steve Rippy explained the financial reports from January 1, 2013 through August 31, 2013.

**Tax Resolution**

A motion was made by Bruce Knuth and seconded by Bob Johnson to approve the Tax Resolution. The motion carried unanimously.

**Capital Contributions Resolution**

A motion was made by Bruce Knuth and seconded by John Hannigan to approve the Capital Contributions Resolution. The motion carried unanimously.

**Open Discussion**

Delegate Koning reported that BMSA is in the process of retrofitting the current street light fixtures with LED fixtures. The Board of Directors felt it would save money on electricity and maintenance costs. The project was initially expected to take 3 years to complete, because of some savings in the cost of installation, it is only going to take 2 years to complete.

Delegate Koning reported that all of the asphalt trails in Battlement Mesa have been overlaid with new asphalt. This project was also projected to take 3 years to complete and it was completed in 2 years.

Delegate Koning reported that the Parks, Open Space, Trails Committee met in September with community members from Battlement Mesa to discuss their visions for the property at 8935 County Road 300. The Board has agreed to budget a small amount of money in the 2014 budget to do additional seeding.

Delegate Koning reported that the Board of Directors is budgeting funds in 2014 to add a soft trail along Spencer Parkway. The trail is proposed to be 6-8 feet wide and constructed of a road base material.

Delegate Koning reported that if anyone has noise concerns regarding the truck traffic on Battlement Parkway to call Community Counts to report those concerns. Please get as much information as possible, date, time, etc. to help identify the truck.

Bruce Knuth stated that there was a new covenant approved in 2012. The covenant is for vegetation extending into the streets and sidewalks. There are areas where this has become a hazard for traffic and pedestrians.

Delegate Koning explained that BMSA is trying to get owners to maintain their own property before we go onto the property and cut the brush and double all costs incurred.

Don Gray asked if Mr. Rippy could contact Garfield County to see if they would install signs along Battlement Parkway that say the speed limit for vehicles over 20,000 lbs is 25 mph, or steep grade ahead sign, or even jake brake use prohibited. This may help cut down on the jake brake usage.

John Hannigan asked if there is a possibility of changing the covenant for no outbuildings in Battlement Creek Village.

Mr. Rippy explained that it would take the vote of the entire village to change a covenant. Mr. Rippy suggested discussing the change with Thom Hamick, Architectural Committee Chairman and Bruce Knuth, former Architectural Committee Chairman to come up with specific language for the change. We would then send paper work to all village owners with ballots to request the change.

### **Election of Delegate**

A nomination of Laurel Koning to continue serving as delegate was made by Karen Hamick and seconded by Bob Johnson.

There being no further nominations, nominations were closed.

A vote, by show of hands, was 100% for nominee. Laurel Koning was voted as delegate for Battlement Creek Village for a 3 year term.

### **Adjournment**

With no further business to come before the members, the meeting adjourned at 8:20 pm.