

**BATTLEMENT CREEK AND THE RESERVE  
ANNUAL MEETING OF THE MEMBERS  
NOVEMBER 14, 2018 MINUTES**

**Approved October 14, 2019**

**Call**

The joint annual meeting of Battlement Creek and the Reserve members was called to order at 7:04 p.m. by Laurel Koning, Battlement Creek Village Delegate.

Association Manager Steve Rippy, Association Office Manager Amie Martin and Administrative Assistant Sherry Loschke were also in attendance.

**Notice**

Delegate Koning established the notice of the meeting was sent out in compliance with the Association Documents.

**Quorum**

A quorum was established for Battlement Creek Village, 17 properties were there in person and 7 by proxy for a total of 24.

A quorum was established for The Reserve, 7 properties were there in person and 9 by proxy for a total of 16.

**Approval of Minutes**

A motion was made by Bruce Knuth and seconded by Jennifer Richardson to accept the October 24, 2017 minutes as presented. The motion carried unanimously.

**Financial Reports**

Mr Rippy presented the 2018 financials through the month of October.

Mr. Rippy noted that since the streetlights were retrofitted with LED's the electric costs associated with the streetlights has been reduced from approximately \$60,000 annually to about \$27,000.

Bruce Hoggan questioned why the BMSA website costs were \$6,000 a year. Mr. Rippy explained that is the agreed upon contract price with the company that handles all of the services for updating and maintaining the website. Mr. Hogan also noted the BMSA newsletter expenses and was unaware that a newsletter was being produced. Delegate Koning asked Mr. Hogan to provide her with his email and she would make sure he was added to the newsletter distribution list.

A motion was made by Bruce Knuth and seconded by Jennifer Richardson to approve the financials subject to audit. The motion passed unanimously.

**Election of Delegate**

A motion was made by Bruce Knuth and seconded by Thom Hamick to nominate John Keller by acclamation to serve as the Reserve delegate. The motion carried unanimously.

### **Open Discussion**

Margaret Cooke asked who should be called when streetlight maintenance is required. Mrs. Martin explained that the BMSA office should be called and it is helpful to provide the number on the streetlight pole when you call.

Delegate Koning announced to the members that they will be receiving a letter from the BMSA concerning the upcoming budget that includes an increase in the common assessment and trash assessment. The annual common assessment will increase \$4.00 and the trash assessment will increase \$1.00 per month or \$12.00 annually. She stated the common assessment has not been increased in approximately ten years even though the costs of operations have continued to increase. Last year the trash contractor increased the cost of curb-side trash service without the BMSA passing that cost on to the members. This year the assessment has to be increased to be able to cover the additional cost.

Mr. Rippy explained that the increase in the assessment revenues lost when the golf course was transferred to the Park District. Because the golf course was transferred from a private entity to a public entity it is now exempt from paying the common assessment.

Ann Chance commented that the trash assessment is the same for everyone while some people put out 3 cans and she rarely has more than ½ a can of trash. Delegate Koning explained that the trash service contract is to provide service for one trashcan. It is the responsibility of the Contractor to charge those owners that put out more than one can.

Bruce Knuth commented that he is amazed how much additional trash the contractor will pick up beyond the one can.

Delegate Koning reported there has been positive real estate activity in Battlement Mesa recently with the purchase of ten house lots, two new houses completed and several others under construction.

Ann Chance asked who was putting in the new sidewalks near the middle school and recreation center. Mr. Rippy explained that the Park District had received a conservation trust grant from Garfield County to install the new sidewalks/trails. The new sidewalks/trails create a loop around the school and through the Community Park as well as a connection to the Grand Valley Recreation Center.

Louise Roess commented that she heard there has been some vandalism at the Community Park. Mrs. Martin commented that the Garfield County Sheriff's Deputies have been paying additional attention to the park because of the problem.

Delegate Koning explained, for new members, the creation of a 501-C4 name the Battlement Mesa Neighborhood Improvement Organization (BMNIO). BMNIO was established by the BMSA to receive the donations committed to the community from Ursa Operating Company. The 501-C4 status allows the funds to be received tax exempt. The purpose of the organization is to provide new improvements that enhance the quality and desirability to the community. A board of directors made up of BMSA board members are continually evaluating and prioritizing community improvements that can best benefit the community as a whole.

Delegate Koning reported that the funds received from Ursa would be used to continue the landscaping of the Parkway medians, installation of stone village signs with landscaping around the signs. They will also be used for fence improvements and possible xeriscaping in the common areas to reduce water use and save on irrigation water costs. Many other improvements in the community are being considered for the Ursa donations in the future.

Burce Knuth commented that he would like to see improved enforcement of vegetation encroachment along the streets. Overgrown plants make the streets narrower and the vegetation causes accumulation of debris in the curbs. Delegate Koning commented that Sherry Loschke is the covenant enforcement person and members should contact her when they notice this problem.

One of the members asked how long owners have to complete a new house. Mr. Rippy explained that 18 months is allowed for the house to be constructed and landscaping completed. New owners are required to pay a significant deposit that is retained until everything is complete.

The meeting adjourned at 8:05 pm.