

**STONE RIDGE VILLAGE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
OCTOBER 11, 2005  
MINUTES**

The **meeting** was called to order at 3:00pm by Stone Ridge Delegate, Charles Farr.

**NOTICE:** Jane Chapman established the notice of the meeting was sent out in compliance with the Association Documents.

**QUORUM:** A quorum was established with 31 lots represented, 22 in person and 9 by proxy.

**Charles Farr introduced** Chuck Hall, Battlement Mesa Service Association President, Sue Lancaster, Architectural Committee Chairman and Bob Houska, Tamarisk Village Delegate.

**APPROVAL OF MINUTES:** A **motion** was duly made by Bill Nelson and seconded by Valerie Maitland to approve the April 13, 2004 minutes as presented. **Passed.**

**FINANCIAL REPORT:** Jane Chapman presented the financial statements for the 5 month period of the fiscal year 2005/2006. Common Area insurance rose unexpectedly as well as the electricity cost for the street lights. Although the audit has been completed, the bill has not yet arrived. A **motion** was duly made by Bill Nelson and seconded by Elaine Imperato to approve the financial statements as presented, subject to audit. **Passed.** \* New street signs have been installed to replace the faded ones. \* The Association has a new phone number, 285-9432, which bypasses the Battlement Mesa Company phone system. \* Battlement Mesa Service Association is now a Chamber member and a sponsor of KSUN radio.

**COVENANT PROTECTION OFFICER:** Dan Locker overviewed the Covenant Protection Committee and his position. The Covenant Protection Committee meets the 2<sup>nd</sup> Tuesday of the month at the Battlement Mesa Company office. Dan Locker defined verifiable, non-verifiable and anonymous complaints. As anonymous complaints can be difficult to verify, Mr. Locker asked for the complaining party to identify himself. A minimum of two observation drives are done each week to provide consistent enforcement to the villages.

**OIL & GAS REPORT:** Harlan Hansen, Chairman of Garfield County Energy Advisory Board, addressed the members. While Colorado has the potential to produce one trillion barrels of oil, there is no oil production slated for the next five years. Natural gas wells will increase to around 10,000 wells within 7 to 10 years. The homeowners benefit from the fact that the gas companies pay 1/3 of the property taxes, keeping the homeowners' tax lower. Williams Production will be placing a site northeast of the railroad tracks near the bridge next year. A new Italian rig will be used for the directional drilling under Battlement Creek Village.

**SNOWPLOWING:** Steve West from Garfield County Road and Bridge spoke on the upcoming winter season. Due to liability issues, a street will not be plowed if a car is parked on the street.

**WEBSITE:** Ann White gave a presentation on the website being developed by the Community Accent Committee. The address will be [www.battlementmesacolorado.com](http://www.battlementmesacolorado.com). The operational date is set for January 1, 2006. The Community Accent Committee is also responsible for the articles in the "Sun" and the bumper stickers, "Ask me about Battlement Mesa".

**SENATE BILL 100:** Jane Chapman reviewed Senate Bill 100. She outlined the 7 required policies and summarized the changes regarding insurance claims submission, flags/flagpoles, xeriscaping, political signs, emergency vehicle parking, association cooperation with owners selling units and alternative dispute resolution.

**Architectural Committee:** Sue Lancaster stated the Committee meets the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday at the Battlement Mesa Company office. Applications should be received a week prior to the meeting. Approved applications are assigned a completion date. Sue Lancaster reviewed the timelines for architectural projects and reminded the members that any change to an improved plan requires a new application. When approving a home construction project, the Architectural Committee considers the square footage, roofline, foundation, drainage, covenants and other pertinent items. Requested variances to the covenants are posted for ten days on the involved property with notices mailed to the affected homeowners. Eleanor Nelson volunteered to fill the alternate position on the Architectural Committee.

**TAX RESOLUTION:** Jane Chapman presented the Tax Resolution. A **motion** was duly made by Dave Devanney and seconded by Ron Robinson to adopt the resolution. **Passed.**

Ivo Lindauer inquired about a new street to lessen the traffic burden at the intersection of Stone Quarry and Northstar Trail. Garfield County Road & Bridge will be approached and perhaps a traffic study can be arranged. David Clark suggested a stoplight at the entrance might alleviate the problem and be more readily received by the County.

**ADJOURN:** With no further business to come before the members, the meeting was adjourned at 4:55pm.