**BATTLEMENT CREEK AND THE RESERVE**

**ANNUAL MEETING OF THE MEMBERS**

**OCTOBER 14, 2019 MINUTES**

**Call**

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

**Notice**

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

**Attendance**

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

The following properties were represented by community members in attendance: Mitch Teaney, Brenda Keller, Ferd Meyer, Nancy Stover, Jim & Bev Reed, Tom Hogelin, Dan & Karen Birrer, Clive Beckington, Lou Russ, Cheryl Chandler, Stephen Ackal, Thomas Hamick, Curtis Gabrel, Don & Ann Chance, Rob & Linda Steinbach, Ava Lanes, and Laurel Koning.

**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, 5 properties were there in person and 6 by proxy for a total of 11.

**Approval of Minutes**

A motion was made by Sue Knuth and seconded by Lou Russ to accept the October 14, 2019 minutes as presented. The motion carried unanimously.

**Financial Reports**

Steve Rippy presented the financial statement from 2018 Actual Budget and the 2019 budget through August 31, 2019. Steve Rippy mentioned that typically the Battlement Mesa Service Association spends around $900,000 per year. This is to maintain 6 miles of trails, 8 acres of green belts, the fences along the roadways, street light maintenance and the irrigation in the Common areas is around $120,000. Steve Rippy mentioned that the BMSA is financially sound. A motion was made by Lynda Steinbach and seconded by Bruce Hogan to approve the financials subject to audit. The motion passed unanimously.

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**Open Discussion**

Steve Rippy noted that in January and February we have 4 street lights hit. Two were from the county snowplows which Garfield County reimbursed the BMSA for and 2 were unable to locate the drivers’ in order to re-coop the costs. Delegate Koning wanted to note that the BMSA bought 100 street lights from Battlement Mesa Partners for a very reasonable price and we can also charge more for them than what we paid for.

A question came up as to how many street lights are there in Battlement Mesa. Steve Rippy explained the only ones we don’t own and maintain are the ones in the sub associations.

Delegate Koning and Delegate Keller wanted to let the homeowners know that Ursa had given Battlement Mesa $500,000 in 2019 and $125,000 was donated to the Park and Recreation District to complete the trail around the new middle school; which is now completed. Ursa originally agreed to pay a total of $1,000,000 in four increments between 2019 and 2020 however they suspended the last ½ of the money because drilling and been suspended. It was reported that Turkey Trail Park is done and an electronic sign is going to be installed there with some of the remainder of the monies. It was also mentioned by Delegate Koning that there will be a brochure being produced promoting Battlement Mesa that will be distributed to the rest areas along I-70.

A Putt-Putt gold course was mentioned as a suggestion when the monies are completely paid. The fencing along Stone Quarry is scheduled to be installed, signage with landscaping is going to be completed, median improvements will also continue and the foliage on Battlement Parkway and Spencer has been trimmed back.

A question came up about the Airbnb on Meadow Drive and it was noted that per Garfield County regulations you cannot sublease for less than 30 days.

Steve Rippy mentioned that average price of a home in Battlement Creek and the Reserve is $437,720 and the percentages of the cost of the homes have gone up 3% over the past year. There were (6) six sales last year, that equals 24% of the amount of homes in the Battlement Creek and Reserve area.

Another question came up about why the signs did not say covenant controlled.

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**Election of Delegate**

Delegate Koning stated that she would like to run for another term on the BMSA Board. Ava Lanes made the motion and seconded by Cheryl Chandler to appoint Delegate Koning to the board for another (3) three year term. The motion passed unanimously.

The meeting adjourned at 8:05 pm.

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