

**BATTLEMENT CREEK VILLAGE AND  
THE RESERVE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
OCTOBER 18, 2016  
MINUTES**

**Approved 10/24/17**

**Call**

The joint annual meeting of Battlement Creek Village and The Reserve members was called to order at 7:02 p.m. by Laurel Koning, Battlement Creek Village Delegate and John Keller, The Reserve Delegate.

**Quorum**

A quorum was established for Battlement Creek Village with 26 lots represented; 10 in person and 16 by proxy.

A quorum was established by The Reserve with 14 lots represented; 4 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 Tom Noel and seconded by John Koning to approve the October 27, 2015 minutes as presented. The motion carried unanimously.

**Financial Report**

Steve Rippy explained the financial reports from January 1, 2016 through August 31, 2016.

**Open Discussion**

Laurel Koning reviewed the Resolution Regarding Policy & Procedures Governing Outbuildings.

John Zacharias asked if there were any regulations on the shed regarding putting power, water & sewer etc. to the shed.

Laurel Koning stated that there were no regulations against putting power, water & sewer etc. to the storage sheds.

John Keller reviewed the Resolution Regarding Policy & Procedures Governing Lot Vegetation Maintenance and Vegetation Encroachment on Streets and Sidewalks.

Steve Rippy reviewed the Resolution Regarding Policy & Procedures Governing Curb Cuts, Driveways, Walkways, Parking Aprons.

Laurel Koning reported that the BMSA is in the process of improving the medians on Battlement Parkway. Work will begin on the median from the Crown Peak Baptist Church to the lower Willow Creek Village entrance this fall.

Ann Chance asked who owns the medians.

Mr. Rippy stated that the streets and median are owned by Garfield County.

Laurel Koning reported that the Garfield County School District improvements are still ongoing. The security in all the buildings has been greatly improved.

Laurel Koning reported that AIG has foreclosed on some of Battlement Mesa Company's properties. BMC has entered into an agreement to continue maintaining and collecting the rent on the properties and they are also in discussions to buy back the properties.

Laurel Koning reported that the BMSA has hired a contractor to continue the staining of the common fences along Stone Quarry Road.

John Keller reported that the cardboard section of the recycle dumpster at Clark's Market seems to be full most of the time. The BMSA Board of Directors agreed to have another dumpster set for just cardboard.

John Zacharias stated that at the both entrances to Battlement Creek Village there are pot holes that are only going to get worse when the cold weather hits.

Mr. Rippy will talk to Dan Goin from Garfield County Road and Bridge about patching the pot holes.

Mr. Rippy reported that BMMD has hired a contractor to repair the asphalt where we have had to cut the asphalt to repair water leaks. They are tentatively scheduled for the week of November 7, 2016.

Ed Johnson asked who plows the streets in Battlement Creek Village and The Reserve. Mr. Johnson asked if the contractor could put some kind of shield on their equipment to the gravel they put down does not fly up onto the lawns.

Mr. Rippy stated that Garfield County Road & Bridge hires a contractor to plows the streets.

#### **Election of Delegate for Battlement Creek Village**

A motion was made by Cheryl Chandler and seconded by Linda Prendergast to nominate Laurel Koning for Battlement Creek Village Delegate.

A motion was made by Linda Johnson and seconded by Ann Chance to nominate Cheryl Robacker for Battlement Creek Village delegate.

The Battlement Creek Village members completed written ballots; 11 members in attendance cast votes for Laurel Koning , 8 members cast votes for Cheryl Robacker and 8 proxies were cast for Laurel Koning. Laurel Koning was elected as delegate for Battlement Creek Village to serve a three year term.

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**Adjournment**

The meeting was adjourned at 8:27 p.m.