

**BATTLEMENT CREEK VILLAGE AND
THE RESERVE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 24, 2017
MINUTES**

Approved November 14, 2018

Call

The joint annual meeting of Battlement Creek Village and The Reserve members was called to order at 7:05 p.m. by Laurel Koning, Battlement Creek Village Delegate and John Keller, The Reserve Delegate.

Association Manager Steve Rippy and Association Office Manager Amie Martin were also in attendance.

Quorum

A quorum was established for Battlement Creek Village with 19 lots represented; 14 in person and 5 by proxy.

A quorum was established by The Reserve with 11 lots represented; 5 in person and 6 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 Karen Hamich and seconded by Tom Noel to approve the October 18, 2016 minutes as presented. The motion carried unanimously.

Financial Report

Steve Rippy explained the financial reports from January 1, 2017 through September 30, 2017.

Open Discussion

Jennifer Richardson asked what is happening at Turkey Trail Park.

Director Koning replied that they are installing a parking lot with curb and gutters, a sidewalk, retaining walls, landscaping including irrigation, plants and trees and eventually a picnic shelter. There will be no electricity or bathrooms.

Cheryl Chandler asked if rabbit brush in the open space is part of the weed management contract.

Mr. Rippy replied that the weed management contract is only for the four lane roads, right-of-ways and bike paths, none of these areas have rabbit brush.

Judy Gentilcore asked why there is so much money spent for attorney fees.

Director Koning explained that most of the legal fees are spent on property foreclosures and collections but we also keep the attorney on retainer for other day to day operations.

Director Keller reported that most of the village entrance signs are wood and have been installed for 30 years and are deteriorating. The Monument Creek Village sign was hit by a vehicle and destroyed this summer so that village doesn't have a sign at this time. The Board of Directors approved a motion to replace these signs with signs that are similar to the new signs that the Parachute/Battlement Mesa Park & Recreation District just installed at the Grand Valley Recreation Center, Golf Course and the new community park. The signs will be made of sand stone and will be slightly smaller in size with different, but larger, lettering. All the wooden village signs will be replaced; the existing stone village signs will not be replaced.

Director Koning reported that approximately 8 years ago Antero Resources agreed to donate \$1,000,000 to BMSA, to be paid in increments of \$250,000 per year, when they drilled inside the Battlement Mesa PUD. Shortly after the BMSA Board of Director was notified of the \$1,000,000 donation, the BMSA Board approved a motion to donate \$125,000, less taxes, of the first \$250,000 to the Parachute/Battlement Mesa Park & Recreation District for the new community park. When Antero sold its assets to URSA, BMSA did not know if URSA would uphold this agreement. When URSA was approved to begin drilling within the PUD they came to the Board wanting to donate the first \$250,000. After contacting legal counsel and tax attorney's, it was determined that BMSA would have to pay between 35% and 39% tax on the \$250,000. The Board of Directors then began the process of forming a 501 © 4 non-profit corporation that can receive the donations without tax liability. At this time, all the paperwork for the 501 © 4 corporation has been submitted and we are waiting on approval from the IRS. URSA has agreed to wait on sending us the first donation check until further notice. Director Koning reported that 5 members of the BMSA Board of Directors have been elected to be on the Board of Directors for the 501 © 4 non-profit corporation which will be responsible for determining the best use for the funds. The funds must be used for community improvements; they cannot be donated or given to residents. The 501 © 4 Board of Directors has already begun the process of identifying community projects for the betterment of Battlement Mesa.

Mr. Rippy explained that the 501 © 4 can also apply for and be given grants.

Director Koning reported that RHP Properties purchased the rental modulars in Saddleback Village, the rental pads in Tamarisk Village and the RV Park and Princeton Management purchased the Willow Ridge and Willow Park Apartments. Princeton Management is in the process of remodeling 2 buildings in Willow Park with plans to open in the next couple of months.

The meeting adjourned at 7:55 pm.