

**BATTLEMENT CREEK VILLAGE at THE RESERVE
DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 4, 2005 MINUTES**

The meeting was called to order at 3:00pm by Sue Lancaster, Delegate for the Reserve.

QUORUM: A quorum was established with 18 lots represented, 10 in person and 8 by proxy.

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

APPROVAL OF MINUTES:

A **motion** was duly made by Sandra Getter and seconded by Glenn Stott to approve the April 6, 2004 minutes as presented. **Passed.**

FINANCIAL REPORT: The financials for the five month period of the fiscal year were reviewed. Questions about the Security Services budget item and the Covenant Protection Officer expense were answered.

Sue Lancaster introduced Chuck Hall of Willow Creek Village, Charlie Farr of Stone Ridge and Bob Houska of Tamarisk Village. *Chuck Hall reviewed the covenant noncompliance process. *Jane Chapman spoke on the steps required before a lien is placed against a property.

BATTLEMENT MESA SERVICE ASSOCIATION REPORT:

- 1). Sue Lancaster informed the audience of the contractor's failure to complete the village entrance projects as contracted. That landscaping contract is null and void. The project will be revisited next spring.
- 2). Dan Locker is the Covenant Protection Officer. His appointment will provide more reviews of the villages and better follow through on persistent covenant infractions.
- 3). The Board of Directors is addressing the parking issues faced by the different villages.
- 4.) The Battlement Creek fence is under contract for replacement this fall. The Willow Creek fence will be scheduled next year for replacement.
- 5.) The lighting project for the village entrances is in the final phase.
- 6.) Senate Bill 100 was overviewed. Xeriscaping, emergency vehicle parking, political signs, and flags/flagpoles were discussed. Bob Houska commented on the 3' x 4' signs allowed and suggested any concerned homeowners contact their congressman.
- 7.) Battlement Mesa Service Association now has a separate phone number: 285-9432.
- 8.) The Community Accent Committee is developing a new interactive website. The site address is www.battlementmesacolorado.com. It should be operational by January 1, 2006.
- 9.) The Board of Directors meets every third Tuesday at the Activity Center. Some night meetings have been held, but as the time did not generate more attendance, that subject will be reviewed.

OPEN DISCUSSION:

- 1).Dianne Haynes inquired about repainting the entrance sign. Sue Lancaster will look into that along with spring plantings now that the water system in that area is operational. Sandra Getter asked about a drip system instead of sprinklers.
- 2).The burned house at 337 Battlement Creek Trail has been purchased. Progress on the repair has begun.

3).Lots in the construction phase should be dust-controlled and mud-managed by the construction company.

4).An article will be published in “The Sun” reminding homeowners to pick up after their dogs in the common areas. It will also mention that walking, cross-country skiing, etc... are not allowed on the golf course.

ELECTION OF VILLAGE DELEGATE:

A **motion** was duly made by Sandy Getter and seconded by Bruce Knuth to nominate Sue Lancaster as the delegate for Battlement Creek Village at The Reserve. **Passed.**

With no other nominations from the floor, Sue Lancaster was elected by acclamation.

Joanne Mayo currently serves as a representative for The Reserve on the Covenant Protection Committee. * Bruce Knuth and Sue Lancaster serve on the Architectural Committee

TAX RESOLUTION: Jane Chapman presented the Tax Resolution. A **motion** was duly made by Dick Getter and seconded by Bruce Knuth to adopt this Resolution. **Passed.**

ADJOURN: With no further discussion needed, the meeting was adjourned at 3:41pm.