

**BATTLEMENT CREEK VILLAGE at THE RESERVE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 2, 2007
MINUTES**

CALL TO ORDER: The meeting was called to order at 3:03 p.m. by Sue Lancaster, The Reserve Delegate.

QUORUM: Jane Chapman announced there was a quorum present. 6 homeowners were present, and 6 proxies were submitted, totaling 12 lots represented.

ESTABLISH NOTICE: It was established that notice was sent out as required in the Battlement Mesa Service Association Declaration.

APPROVAL OF MINUTES: A **motion** was duly made by Glenn Stott and seconded by Frank Lancaster to approve the October 2, 2006 minutes as presented. **Passed.**

FINANCIAL REPORT: Sue Lancaster presented the financial report for the five month period of the fiscal year. Item discussed were: 1) delinquent fees/small claims court, Ray Barbour handles small claims court for the association. 2) Trash removal/recycling, concern about trash blowing around when the dumpster is full was mentioned. Chuck Hall stated that a two week cycle rather than on call basis for removal could be a budget consideration. 3) The transfer to reserve fund was explained. 4) Irrigation water is over budget but should even out by the end of the winter as the water has been turned off. 5) Sprinkler system maintenance is over budget. It is believed that a good portion of this is due to vandalism. 6) All approved financials are available on the website at battlementmesacolorado.com.

BATTLEMENT MESA SERVICE ASSOCIATION REPORT: 1.) The direct phone number for the Battlement Mesa Service Association is 970-285-9432 to reach Jane Chapman or Lori Borgaard. 2.) The website could be a good source of information for home owners with The Sun no longer being printed. 3.) Amendment 7 to the covenant rules and regulations did not pass. This would have allowed parking of vehicles on the front and side yards of homes with pads. It takes 67% of all Battlement Mesa Service Association home owners to pass an amendment. The board will review a change to front area parking. 4.) There have been changes in the Architectural Standards document; these will take effect November 1, 2007. The Architectural Standards document is being retyped and should be finished in the next two weeks. 5.) There are stricter codes of enforcement for covenants. A Covenant Protection Committee representative for The Reserve is needed. The Covenant Protection Committee meets the 2nd Tuesday of every month.

DISCUSSION ITEMS: 1) There were questions raised regarding deer fence standards by Bruce Knuth. You may use wire fencing for this purpose, no bright colored tape. Yellow caution tape is unacceptable. 2) Covenant violations may be directed to Dan Locker, Jane Chapman or Lori Borgaard. 3) Containers/dumpsters are required on new home sites while in construction process. An Inspector will be available to see that Architectural Standards are being followed. 4) The question was raised regarding single family homes, what constitutes a single family? 5) Consolidated Metropolitan District is in the talking stage of taking over maintenance of the Garfield County roads in the Battlement Mesa Service Association. If you wish more information, attend a Consolidated Metropolitan District meeting. They are held the 4th Thursday of every month. 6) An exit sign was requested by Sandy Getter for the road out of The Reserve. 7) There have been dogs running loose in The Reserve.

TAX RESOLUTION:

Jane Chapman read the Tax Resolution. A **motion** was duly made by Bruce Knuth and seconded by Frank Lancaster to accept this Resolution. **Passed.**

ADJOURN: With no further business to come before the members, the meeting was adjourned at 4:08pm.