

**BATTLEMENT CREEK VILLAGE at THE RESERVE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
OCTOBER 7, 2008  
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. 7 homeowners were present, and 7 proxies were submitted, totaling 14 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 John Constine and seconded by Sue Knuth to approve the October 2, 2007 minutes as presented. **Passed.**

**FINANCIAL REPORT:** Jane Chapman presented the financial report for the six month period of the fiscal year. Items discussed were: 1) Flags were a new budget line item this year. 2) An amount was set for the recycle dumpster line item this year, and pick-up has been set at a regular bi-weekly basis. 3) Expenses are currently under budget. The most notable under budget item was the irrigation water used. 4) The bad debt line item is generally caused by foreclosures that left uncollectable debts. 5) 10 street light poles were purchased this year to keep on hand for replacements as it can take several months to receive one when ordered.

**TAX RESOLUTION:**

Jane Chapman presented the Tax Resolution. A **motion** was duly made by Carolyn Stott and seconded by Dick Getter to accept this Resolution. **Passed.**

**BATTLEMENT MESA SERVICE ASSOCIATION REPORT:** 1) Sue Lancaster invited members to attend the monthly Board of Directors Meetings. 2) Sue Lancaster acknowledged Bruce Knuth and the Architectural Committee for their hard work. 3) There were two street sweepings this year. One was in June and the other at the end of September/beginning of October. A donation was made by the oil industry in the form of two \$15,000 checks to the Battlement Mesa Service Association for street sweeping. The Consolidated Metropolitan District is in the process of purchasing a street sweeper. 4) The Board of Directors voted to approve a new trail to Eagle's Point on Spencer Drive. 5) Dan Locker, the Covenant Protection Officer, resigned effective September 30, 2008. The Reserve still needs a Covenant Protection Committee representative. 6) The shuttle van service provided by Battlement Mesa Company will shut down as of December 1, 2008. The Service Association voted against taking the service over. 7) Sue Lancaster introduced Gordon Elliott, member of the Board of Directors and Joint Advisory Committee. The JAC is working to possibly combine the Consolidated Metropolitan District and the Battlement Mesa Service Association. The CMD can get grants and there would be other opportunities for mutual benefit.

**DISCUSSION ITEMS:** 1) Proposed combination of The Reserve at Battlement Creek Village and Battlement Creek Village Delegate Areas. Sue Lancaster read from the attached Delegate Area sheet, explaining the structure of the delegate areas. If the areas were

combined, the new area would represent 132 home/lot owners for more voting power. Only one delegate would need to be elected for both areas, making it easier to find representation among all of the home and lot owners. A disadvantage is that quorum might be harder to reach with the larger group. Both The Reserve and Battlement Creek Village will have to approve by a majority of votes within a quorum, and then the Delegates will have to approve with 2/3 majority vote. It was suggested that there could be an alternate Delegate for the community if the main Delegate could not make it to Board of Directors meetings. The members could not vote at this meeting as an announcement of this issue was not made prior to the meeting. 2) It was discovered that the Reserve sign did not have to be moved because there is a surveyed sign easement on the property that the sign currently sits on. Now that the sign will remain in place, Jane Chapman will look into repairing the sign. Additional landscaping will also be installed around the sign. 3) As more workers are moving into The Reserve, next year's annual meeting should be held later so that more members can attend.

**ELECTION OF DELEGATE:**

Mike Steirs volunteered for the Delegate position prior to the meeting. Sue Lancaster asked if anyone else wished to be considered for nomination. With no other volunteers, a **motion** was duly made by Glenn Stott and seconded by John Constine to elect Mike Steirs by acclamation as the Reserve Delegate to the Battlement Mesa Service Association Board of Directors.

**Passed.**

**ADJOURN:** With no further business to come before the members, the meeting was adjourned at 3:43pm.