

APPROVED
Oct. 17, 2024

**MONUMENT CREEK VILLAGE
DELEGATE AREA
ANNUAL MEETING OF MEMBERS
October 17, 2023
MINUTES**

CALL TO ORDER

The meeting was called to order at 7:03pm by Monument Creek Village Delegate, Tony Haschke.

NOTICE

Delegate Haschke established that a notice of the meeting was sent out in compliance with the association documents.

ATTENDANCE

Association Manager, Steve Rippy, Association Assistant Manager, Vinnie Tomasulo, and Association Office Coordinator, Alex Morris were also in attendance.

The following Monument Creek Village properties were represented by the following community members in attendance:

Carmen Anderson	Everett McAlary	Judy Thomsen
Ryan Carter	Kenneth Seidel	Deborah Underwood
Michelle Foster	Steven Shaw	John Wenter
Marilyn Latham	Martin Spritzer	Marty Gaither

QUORUM

A quorum was established, with 57 lots represented, 12 in person and 45 by proxy.

APPROVAL OF MINUTES

A motion was made by Debbie Underwood and seconded by John Wenter to approve the November 8, 2022, minutes as presented. The motion carried unanimously.

FINANCIAL REPORT

Association Manager, Steve Rippy, explained the financial reports from January 1, 2023, through August 31, 2023.

A motion was made by Martin Spritzer and seconded by Kenneth Seidel to approve the financials as presented. The motion carried unanimously.

OPEN DISCUSSION

Mr. Wenter asked about updates on the new development being constructed on Northstar Trail. Manager Rippy reported that the Half Moon subdivision was given final approval by Garfield County and the developer has recently broken ground on the community. The new community is located near the Canyon View and Stone Ridge subdivisions and will provide 48 new single-family homes. Mr. Wenter also asked if the BMMD would have to upgrade the water and sewer system due to the new development. Manager Rippy explained the audience that the water and wastewater plants are currently operating at approximately 50% capacity and the BMMD will not have to upgrade.

A community member asked if there will be a traffic light installed at Northstar Trail and Stone Quarry due to the new development, Half Moon. Manager Rippy explained that the BMSA has no knowledge of any road upgrades at this time.

Mr. Spritzer inquired how to create more hiking trails within the community. Manager Rippy explained, that process could potentially be difficult due to private property owners. Some property owners may not be willing to have hiking trails through their property.

Ms. Underwood asked if the BMSA is working on replacing benches along the walking trails. Manager Rippy confirmed that yes, we are, the project is in process. The contractor is completing staining fences and then they will move on to benches.

Delegate Haschke explained that the straw poll indicated that approximately 80% of those that responded supported the allowance of metal roofs in Monument Creek. The Board of Directors voted to direct the Architectural Committee to draft the appropriate language allowing metal roofs in Monument Creek. A resolution to approve the change is scheduled to be voted on by the Directors at the November 21, 2023, meeting.

A community member asked about the decision on allowing chickens in Monument Creek Village. Delegate Haschke explained that the request was not approved by the Board of Directors.

Mr. Wenter asked if the new development, Half Moon, will be a part of the BMSA. Manager Rippy confirmed that yes, it will be, although they will have their own HOA, meaning that they will be a sub-association, under the umbrella of the BMSA, just like Eagle's Point, Canyon View, Valley View, Mesa Ridge Townhomes, and the Fairway Villas. Half Moon will be under the umbrella of the BMSA.

In relation to Half Moon, an attendee asked if there were plans on any other developments. Manager Rippy confirmed that another one is in the planning process with Garfield County. It will be located on Spencer Parkway.

Delegate Haschke asked the audience if they would be in favor of allowing Monument Creek homeowners to have a second outbuilding (garage or storage building) on their property. The outbuilding could be used as a garage to store a vehicle, motorcycle, ATV, etc. He explained the structure would require a building permit and be in the backyard. Mr. Haschke further explained that it takes a process to make this type of change to the regulations. Including an appropriate petition followed by a straw poll vote and ultimately the BMSA Board of Directors to vote to approve. Several of the owners present indicated their support for the idea.

ADJOURNMENT

The meeting adjourned at 7:52 pm.