

**BATTLEMENT CREEK VILLAGE AND
THE RESERVE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 18, 2023
MINUTES**

APPROVED
10-22-24

CALL TO ORDER

The joint annual meeting of Battlement Creek Village and The Reserve members was called to order at 7:03p.m. by Dan Birrer, Battlement Creek Village Delegate and Jane Edwards, The Reserve Delegate.

NOTICE

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

ATTENDANCE

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

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

Daniel Birrer	Thomas & Patricia Noel
Cheryl Chandler	Robert & Linda Prendergast
Thomas & Pamela Hogelin	William & Joan Steinkuhler
Shawn & Barbara McElroy	Mitch Teaney

The following Reserve properties were represented by the following community members in attendance:

Jane Edwards	Tom Hamick
Todd Ellis	Bruce Knuth
Kalin Goad	Gary & Mary Schreiner
Ron & Dawn Groce	Glenn & Carolyn Stott

QUORUM

A quorum was established by Battlement Creek Village with 17 lots represented: 8 in person and 9 by proxy.

A quorum was established by The Reserve with 14 lots represented: 8 in person and 6 by proxy.

APPROVAL OF MINUTES

A motion was made by Tom Hamick and seconded by Tom Hogelin to approve the October 27, 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 Cheryl Chandler and seconded by Linda Prendergast to approve the financials as presented. The motion carried unanimously.

OPEN DISCUSSION

Delegate Birrer updated the audience about new homes being constructed in Battlement Creek Village and The Reserve in the last year, with 3 new home applications being approved and 2 homes being completed. Delegate Birrer reminded homeowners that the streets are owned by Garfield County. Garfield County is responsible for all the street maintenance and snow removal.

An attendee asked who maintains the Community Park on Sippelle Drive, because there is a dog issue at the park. Assistant Manager Tomasulo informed the audience that the park is owned by the Parachute/Battlement Mesa Parks & Recreation District. The BMSA can help with dog complaints only if they know an exact address of where the dogs belong, so they can issue a violation letter to the owner. Manager Tomasulo reminded them to call the sheriff's office if they encounter an aggressive dog.

A homeowner asked if the BMSA is patrolling and looking at neighborhoods for violations. Assistant Manager Tomasulo confirmed that yes, the BMSA is patrolling and enforcing rules & regulations; with approximately 800 letters being sent out for violations in 2023 so far. Assistant Manager Tomasulo explained the new HOA legislation that went into effect August of 2022. The legislation is making covenant violations harder to enforce. Covenant violation letters must now provide a minimum of 30 days for the property owner to correct a violation before any additional violation letters can be sent to the owner. The regulations previously allowed 5 days to correct the violation.

Delegate Birrer updated homeowners that Architectural Applications are starting to slow down as the winter months come and reminded them to make sure they submit an Architectural Application if they make any changes to the outside of their home.

An attendee inquired about the new trash company that has taken over the current contract. Mr. Rippey explained that Bruin Waste Management has now assumed ownership and operation of Dependable Waste to provide curbside trash service in the community. The company name will remain Dependable Waste and the website and phone number for the company will also remain the same.

Delegate Birrer updated the attendees of a survey they may be receiving from the BMSA, concerning the modification of addresses in Battlement Mesa. A group approached the BMSA about getting approval from the County Commissioners to make a change that would allow homeowners in Battlement Mesa to use the name "Battlement Mesa" as part of their mailing address, rather than the name "Parachute". The group pushing for the name change believes there is too much confusion by using the name Parachute for addresses in Battlement Mesa. The County Commissioners are required to approve a change of this type. The Commissioners asked if Battlement Mesa residents are in support of making this change and whether a survey of residents had been conducted. Changing the address would require current residents to notify companies they deal with such as mortgage, insurance, credit cards, utilities, etc. of the address change to ensure they continue to receive their mail. The BMSA Board will consider the approval of the survey at the November Board of Directors meeting. Some of the attendees asked that there be a Pro and Con statement about benefits and non-benefits of making the change. Other attendees stated they did not think the change was necessary.

Delegate Birrer gave an update on the new development being constructed on Northstar Trail, called Half Moon. 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 Canyon View and Stone Ridge Villages and will provide 48 new single-family homes.

Delegate Birrer gave an update on the HOA Task Force created by the new legislation. The purpose of the task force is to examine issues confronting HOA homeowners' rights, including an HOA's fining authority and practices, foreclosure practice, and communications with HOA homeowners regarding association processes and homeowner rights and responsibilities.

ADJOURNMENT

The meeting adjourned at 7:58 pm.