APPROVED

October 20, 2026

BATTLEMENT CREEK AND THE RESERVE
ANNUAL MEETING OF THE MEMBERS
OCTOBER 9, 2025, MINUTES

CALL

The joint annual meeting of Battlement Creek and the Reserve members was called to order at 7:00 p.m. by Battlement Creek Village Delegate, Dan Birrer

NOTICE

Delegate Birrer established the notice of the meeting was sent out in compliance with the Association Documents.

ATTENDANCE

The Reserve Delegate, Mary Jo Schreiner, Assistant Manager Alex Morris and Association Office Coordinator, Alondra Loya, were also in attendance.

The following properties were represented by community members in attendance: **Battlement Creek Village -** Dan & Karen Birrer, Norman & Cheryl Chandler, DEM Trust, Gary & Kimberly Henderson, John & Laurel Koning, Thomas & Patricia Noel, Robert & Lynda Prendergast, Brenda Keller, James & Beverly Reed, Ava Lanes, Randal & Marie Schroeder, Gregory Tallarico, Michael Hughes, Russell & Lori Klase, **The Reserve –** Tom & Karen Hamick, Deborah Baker, Mark & Lieha Brown, Ronald & Jane Edwards, Todd & Laura Ellis, Michael Hughes, Wendall & Kalin Goad, Bruce & Susan Knuth and Gary & Mary Jo Schreiner

QUORUM

A quorum was established for Battlement Creek Village; 16 properties were there in person and 5 by proxy for a total of 21.
A quorum was established for The Reserve; 6 properties were there in person and 8 by proxy for a total of 14.

APPROVAL OF MINUTES

A motion was made by Thomas Noel and seconded by Tom Hamick to accept the October 22, 2024, minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

Battlement Creek Village Delegate Birrer explained the financial reports from January 1, 2025, through August 31, 2025.

OPEN DISCUSSION

Beverly Reed informed us of the streetlight that is out at 445 Battlement Creek Trl.

Mr. Birrer paid tribute to Mr. Steve Rippy. He unfortunately lost his battle to cancer on July 31, 2025. Our thoughts are with is family.

BMMD has hired a consultant to search for the adequate person to take Steve Rippys place. Assistant Manager Morris said there were a total of 14 applicants and the consultant was able to narrow it down to 3 applicants. The BMMD hopes to have hired someone by January 2026.

The BMSA is wanting to put a scholarship together in Steve Rippys name. Mr. Birrer explained that the Board would like to form a committee to work alongside BMMD. Community Members are more than welcome to participate.

Mr. Birrer let the audience know that a few different contracts the BMSA has are up for bid. Trash, Landscaping and Covenant Control. BMSA's Management company is actively working on putting those bids together before the next Board of Directors Meeting on October 21st, 2025.

Colorado Legislators have changed how convenance must conduct violations, Mr. Birrer explained. It takes multiple steps before the BMSA BOD can act on any violations. We ask for the communities' patients as we adjust to the new laws.

Mr. Tom Hammick questioned whether the new trash contract will continue to charge more for extra trash bags (leaves, grass, branches etc..). Assistant Manager Morris explained that it would depend on the company and what they are willing to add to the contact. The community would like to see consistency for the duration of the contract. Bruin Waste changed the initial contact and started charging extra for the extra bags said a community member. Mrs. Morris did agree and will be asking for better communication with residents. The Reserve Delegate Mary Jo Schreiner added that Bruin waste is charging $10 more for an extra trash can. Mrs. Schroeder stated that pick up times are not consistent. Beverly Reed said that if you call them, they will come back around and pick up your trash.

Beverly Reed pointed out how good the landscaping has been looking. The BMSA will pass that message along to the contactor.

A question arose about provision on lighting. Mr. Birrer directed the Village Member to look at the architectural standards online. Mrs. Chandler said that there cannot be any encroachment on another property. Mrs. Morris also added that holiday lighting is to be taken down by March 31st. The architectural committee will oversee approval for lighting.

Mr. Birrer remined the audience to please submit any changes being made to the outside of your home to the Architectural Committee they meet every 1st and 3rd Wednesday of every month. Please call 811 for any digging being done like planting trees or the removal of trees. Beverly reed asked if an Architectural application is required to remove a half dead tree. Mrs. Morris said yes.

Mr. Birrer also reiterated to please say something if you see something. Mrs. Morris reassured everyone that all calls are anonymous.

There is new affordable housing unit going up by Valley View Village alongside the Battlement Parkway. Mr. Birrer explained that there will be 58 units put in place. They will be condo style. Mrs. Morris said that they have submitted everything to the county, and they are good to go with the BMMD, they are held up with the BMSA. Paperwork has not been submitted yet.

Tom Hammick asked if the was any progress on the Half Moon Subdivision and where it was located. The half Moon Subdivision will be between Valley View Village and Stone Ridge over on North Star Trl. Mr. Birrer asked Mrs. Morris if they had annexed into the BMSA and BMMD. She informed him that they did not.

Mr. & Mrs. Ellis asked about who took care of the landscaped area where “The Reserve” sign is. Mrs. Morris let them know it is the contractor Lush Green. Mr. Ellis has been repairing sprinklers and maintaining the area. Alex will address this with the contractor.

The meeting adjourned at 7:27 pm.