

**BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

October 18, 2022

**Present:**

Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Brad Gates	Director, Fairways
Bob Arrington	Director, Willow Creek Village
Adam Ford	Director, Mesa Ridge Townhomes
Penny Roehm	Director, Valley View Village
Tony Haschke	Director, Monument Creek Village
Jerry Mohrlang	Director, Stone Ridge Village
Jane Edwards	Director, The Reserve
Dianna Arnett	Director, Tamarisk Meadows
Al Reuter	Director, Eagle's Point

**Absent Board Members:**

Angela Barton	Town Center Filing I, III
Robert Gross	Director, RHP Properties
Bert Hyman	Director, Princeton Management
Laurel Koning	President, Battlement Creek Village
Tammie VanDeusen	Director, Town Center Filing II

**Also Present:**

Steve Rippy	Association Manager
Vinnie Tomasulo	Assistant Association Manager
Alex Morris	Administrative Assistant

**COMMUNITY MEMBERS PRESENT:** William Dearing – Fairway Villas  
Sara McCurdy – Eagle's Point  
Tinker Duclo – Colorado Mountain College Representative

**OWNERS OPEN FORUM** – Sara McCurdy voiced her concern about the BMSA's communication with the community through the Association's website and monthly newsletter. The Board and Association Manager, Steve Rippy, discussed different ways to improve.

**CALL TO ORDER-** Vice President Provstgaard called the meeting to order at 9:03 a.m.

**DISCLOSURE OF CONFLICT-** None

**QUORUM -** A quorum was established for the regular meeting.

**OCTOBER 18, 2022, REGULAR MEETING MINUTES-** Director Gates made a motion, seconded by Director Edwards, to approve the minutes of the regular meeting. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Mohrlang made a motion, seconded by Director Haschke to accept the financials subject to audit for September 31, 2022. The motion passed unanimously.

## COMMITTEE REPORTS

**Finance Committee** - Director Shepherd presented an overview of the BMSA financials for the month of September.

**Architectural Committee** – Assistant Manager, Vinnie Tomasulo, presented a report of member properties that had submitted architectural applications and the actions taken by the Committee in the month of September.

**Covenant Control Committee** – Assistant Manager, Vinnie Tomasulo, presented a report and list of community properties that had been issued a letter of violation of the covenants in the month of September.

**Oil & Gas Committee** – No report was given.

**Associated Governments of Northwest Colorado** – No report was given.

**Energy Advisory Board** – No report was given.

**MANAGER REPORT**– A large section of the community fence along Stone Quarry Road, in the Tamarisk Village area, was stained this past week. This section of fence was slated to be stained in the late spring to early summer as part of a 2022 reserve fund budget item. The schedule had to be delayed due to contractor availability.

The median landscaping improvements on E. Battlement Parkway have been completed. The median landscaping included three median areas, one in front of the Mesa Ridge Townhomes and two medians in front of the Grand Valley Middle School. The project time frame far exceeded the original schedule as providing irrigation to the medians and was far more complicated and difficult than anticipated. The project was a 2022 reserve fund budget item.

This past summer, the Battlement Mesa Neighborhood Improvement Organization (BMNIO) Board of Directors, authorized the purchase and installation of a Blue Spruce tree at the Turkey Trail Park. Beyond the aesthetic improvement to the park's landscaping, the tree will also serve as a community holiday tree for Battlement Mesa during the holiday season. A 15' Blue Spruce has been reserved at the Mountain View Tree Nursery in Rifle and we are currently awaiting a contractor to do the installation. Plans are being considered for decorating the tree once it is installed. The tree is being funded with monies donated by URSA.

The 2022 annual village meetings are scheduled to begin tonight (Oct. 18<sup>th</sup>). The first meeting will be the Willow Creek Village, followed by Tamarisk Village on Thursday (Oct. 27<sup>th</sup>). The four remaining villages are scheduled through the first week of November.

Director, Jerry Mohrlang, gathered some volunteer Stone Ridge community members to meet on a Saturday to remove brush and overgrown vegetation at the west entrance to the Stone Ridge subdivision. The project plan is to remove the brush and vegetation, spray the ground with weed killer, install a weed barrier and then cover with gravel. The intent of the project is to improve the appearance of the area as well as improve traffic visibility at the intersection of Lodgepole and Monument Trail. The BMSA management office had the brush and vegetation removed by MV Maintenance Company. A schedule is being considered for the ground spraying and weed barrier/gravel installation.

**NEW BUSINESS** – CMC Representative, Tinker Duclo, presented to the Board, about possibly placing banners on the street light poles, that would feature CMC graduates from the community. The Board of Directors assembled a committee to head this project. The committee consists of Directors Haschke, Edwards, and Arrington.

Director Gates made a motion, seconded by Director Mohrlang to adopt Resolution 2022-01, regarding procedures for collection of unpaid assessments. The motion passed unanimously.



Resolution 2022-02, regarding policies and procedures for covenant and rule enforcement. Director Arrington expressed his concern for the language in the resolution regarding recording of BMSA meetings and suggested that it should be modified. After additional discussion by the Board, Director Gates made a motion, seconded by Director Mohrlang, to adopt as written, Resolution 2022-2. The motion passed with 10 Directors voting in favor and Director Arrington voting to oppose.

Director Gates made a motion, seconded by Director Arnett to adopt Resolution 2022-03, regarding policies and procedures for covenant and rule enforcement. The motion passed unanimously.

**OLD BUSINESS –**

**OTHER BUSINESS –**

**ADJOURNMENT - at 10:20 a.m.**

**HEARINGS –**