



BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 15, 2025

**APPROVED**  
05/20/25

Present: Dan Birrer President, Battlement Creek Village  
Anne Kellerby Vice President, Valley View Village  
Tony Haschke Sec./Treasure, Monument Creek Village  
Mary Jo Schreiner Director, The Reserve  
Cyndi Powers Director, Mesa Ridge Townhomes  
Willy Dearing Director, Fairway Villas  
Tammie VanDeusen Director, Town Center Filing I, II, III  
Leslie Gallagher-Kelly Director, Tamarisk Meadows  
Michael Churchill Director, Eagle's Point – By Zoom  
Brian Milleson Director, Princeton Management

Absent Board Members: Vacant Director, Willow Creek Village  
Robert Gross Director, RHP Properties  
Vacant Director, Stone Ridge Village  
Megan VanCamp Director, Canyon View Village  
Amy Provstgaard Director, Tamarisk Village

Also Present: Alex Morris Assistant Association Manager  
Alondra Loya Assistant Administrative Assistant

**COMMUNITY MEMBERS PRESENT:** April McGraw, RHP Properties LLC.  
Brandon Mayne, Eagle's Point- Princeton Management  
Laurel Koning, Battlement Creek Village - GVRC  
Stephanie Fischer & Shawnee Knob - GVRC

**OWNERS OPEN FORUM** – Laurel Koning, Stephanie Fischer & Shawnee Knob with the Grand Valley Recreational Center presented to the Board their annual summer event “Movies Under the Stars” and are looking for a donation from the BMSA.

Laurel Koning brought to the Board's attention the dead trees along the medians on the parkway. Assistant Manager, Alex Morris, explained that the BMSA has this project to be completed this Spring/Summer depending on the contractor's schedule.

**CALL TO ORDER-** President Birrer called the meeting to order at 9:09 a.m.

**DISCLOSURE OF CONFLICT-** None

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

**March 18, 2025, REGULAR MEETING MINUTES-** Director Dearing made a motion, seconded by Director Schreiner, to approve the minutes of the regular meeting. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Dearing made a motion, seconded by Director Powers, to accept the March 2025 financials report. The motion passed unanimously.

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*The Colorado Dream*

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**REPORTS:**

**Architectural Committee** – Assistant Manager, Alex Morris, presented a report on member properties that had submitted architectural applications and the actions taken by the Committee in the month of March.

**Covenant Compliance Report** – Assistant Manager, Alex Morris, presented a report and list of community properties that had been issued a letter of violation of the covenants in the month of March.

**Associated Governments of Northwest Colorado** – See attached report.

**Energy Advisory Board** – None

**Common Ground** - See attached report.

**MANAGER REPORT:**

**Community Fences** – Staining of the community fences has begun. BMSA contractor, M.V. Construction, is currently working on the fence along W. Battlement Parkway at Willow Creek Village.

**Waterfall Startup** – The BMSA waterfall is scheduled to be started up in the next couple of weeks. The start-up includes pumping any remaining water from the water basins followed by removing leaves and debris that accumulated during the winter and then filling the basins with water.

**Irrigation System Startup** – The BMMD will begin turning on irrigation meters in the common areas, parks and parkway medians anywhere between May 1<sup>st</sup> and May 15<sup>th</sup>. BMSA contractor, Lush Green, will then begin turning on the irrigation to these areas and the front yards in Tamarisk Village.

**Street Sweeping** – The BMMD has started sweeping streets in Battlement Mesa. The sweeping will include all residential streets and the 4-lane parkways.

**Battlement Creek Village Brush Clean Up** – Some of you may have noticed that the brush and weeds have been cleared along the fence on N. Battlement Parkway at Battlement Creek Village. It is our plan to continue keeping that area clear of unwanted vegetation.

**Delegate Elections – Monument Creek** – We have concluded the results of the Monument Creek Village Mail in Election. We received a total of 60 ballots, and we needed 15% (45 ballots) participation. Tony Haschke received the most votes with 35 votes, and 25 votes for Jori Dovey. Tony will continue serving as the Monument Creek Village Delegate for another three-year term.

**2024 Annual Report** – We are still working on the Annual Report and should have it ready for the Annual Meeting on April 22<sup>nd</sup>.

**New Admin. Assistant** – The BMSA office is still looking to fill the open position of Administrative Assistant.

**Monument Creek Village Carports** – At January's Board of Directors meeting, the Board voted to direct the BMSA Architectural Committee to change the Architectural Standards language to allow carports in Monument Creek Village. The Architectural Committee met on April 2<sup>nd</sup>, to discuss this direction. After a lengthy discussion, the Architectural Committee decided to table the topic until the next meeting and continue the discussion.

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**Social Media Policy Resolution** – I have provided a copy of the proposed Social Media Policy in your packets. Social media is part of our everyday lives and will continue to be so for the foreseeable future, so I believe this policy is both imperative and beneficial for the Board to adopt. I will be asking the Board for a motion under New Business.

**NEW BUSINESS** – Director Gallagher-Kelly made a motion, seconded by Director Dearing to appoint Director Haschke as a member for the Architectural Committee. The motion passed unanimously.

Assistant Association Manager, Alex Morris, opened the discussion about the Social Media Policy for BMSA Board Members. Director Haschke asked Alex to contact BMSA's attorney for clarification on some of the items that are listed in the policy.

**OTHER BUSINESS** – Director Dearing made a motion, seconded by Director Powers to donate to the Grand Valley Parks Association, to sponsor Grand Valley Days in the amount of \$500. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Gallagher-Kelly to sponsor Movies Under the Stars in the amount of \$500. The motion passed unanimously.

**EXECUTIVE SESSION:** At 9:56am, Director Dearing made a motion, seconded by Director Powers, to enter into executive session to conduct covenant violation hearings and collection recommendations. The motion passed unanimously.

At 10:27am, Director Haschke made a motion, seconded by Director Dearing, to come out of the executive session. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Kellerby to fine accounts 6395.02 and 6882.02 in the amount of \$275 each, if the violations are not remedied in 30 days. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Dearing to send accounts 8398.02 and 7033.03 to collections for unpaid debt. The motion passed unanimously.

**ADJOURNMENT** - at 10:30 a.m.