

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

June 17, 2025

May 20, 2025

Present:

Dan Birrer	President, Battlement Creek Village
Anne Kellerby	Vice President, Valley View Village
Tony Haschke	Sec/Treasurer, Monument Creek Village
Megan VanCamp	Director, Canyon View Village
Michael Churchill	Director, Eagle's Point
Mary Jo Schreiner	Director, The Reserve
Leslie Gallagher-Kelly	Director, Tamarisk Meadows – <u>By Proxy</u>
Amy Provstgaard	Director, Tamarisk Village
Cyndi Powers	Director, Mesa Ridge Townhomes – <u>By Proxy</u>
Tammie VanDeusen	Director, Town Center Filing I, II, III

Absent Board Members:

Brian Milleson	Director, Princeton Management
Robert Gross	Director, RHP Properties
Brad Gates	Director, Fairway Villas
Vacant	Director, Willow Creek Village
Vacant	Director, Stone Ridge Village

Also Present:

Alex Morris	Assistant Association Manager
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COMMUNITY MEMBERS PRESENT:

April McGraw	RHP Properties, LLC
Brandon Mayne	Princeton Management
Lynn Shore	Willow Creek Village
Chris Vashus	Farmers Insurance
Toby LeBorgne	Willow Creek Village

OWNERS OPEN FORUM – Toby LeBorgne had questions about property he recently purchased. All his questions pertained to the Battlement Mesa Metro District. Assistant Manager, Alex Morris, recommended him to stop by the office and she can help him with his questions.

Lynn Shore voiced his concerns about commercial property's lawn maintenance. Commercial properties are essentially the face of Battlement Mesa and everyone sees them, they should be the priority in making sure they comply with the BMSA rules and regulations. Assistant Manager, Alex Morris, reassured Mr. Shore and the audience that she would do her due diligence and see that commercial properties follow the BMSA's rules and regulations.

Brandon Mayne with Princeton Management (Willow Park/Ridge Apartments) updated the BMSA on their construction and lawn maintenance issues. They are looking into replacing the boiler system. While that project is in progress, they will strive to make the landscape areas more presentable and up to BMSA standards.

CALL TO ORDER- President Birrer called the meeting to order at 9:21 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

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The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com

APRIL 15, 2025, REGULAR MEETING MINUTES- Director Haschke made a motion, seconded by Director Kellerby, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director VanDeusen made a motion, seconded by Director VanCamp, to accept the April 2025 financial report. The motion passed unanimously.

REPORTS:

Architectural Committee – Director Haschke, presented a report on member properties that had submitted architectural applications and the actions taken by the Committee in the month of April.

Covenant Control Committee – 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 April. The Board directed the Assistant Manager, Alex Morris, to provide them with a list of phone calls that Covenant Officer, Sherry Loschke, has made for the month.

Associated Governments of Northwest Colorado – See attached report.

Energy Advisory Board – Director Provstgaard asked if the Board would like to elect another delegate to represent the BMSA on the Energy Advisory Board, due to her resigning from the BMSA Board. The BMSA Board did not appoint anyone at this meeting.

MANAGER REPORT– Open Space & Right-of-Way Mowing – Lush Green Landscaping will begin right-of-way mowing along the Parkways as well as the open space areas. The Spring season always brings fast growth of the native grasses and weeds. Therefore, additional mowing will be required throughout the season and into the summer to try and keep up with the growth.

Waterfall – As you may have noticed, the waterfall is once again up and running. The three basins were completely cleaned of limbs, leaves and debris and the water pumps are operating perfectly. And like always, we are now preparing for the high school graduation suds fun!

Saddleback Park Bridge – Some of you may have seen our Facebook page announcing that the wooden bridge in Saddleback Park has been repaired! Our contractor did a great job and we hope the community will enjoy it.

Community Clean Up Update – The BMSA wants to thank the Board members who volunteered as well as the community members who volunteered their time at the Community Clean Up on May 26th. Thank you to the Community Clean Up Committee for putting in their time and effort in making this event a success! We look forward to next year's clean up.

Annual Meeting Update – On April 22nd, the BMSA hosting the annual meeting at the Grand Valley Rec. Center. We had 64 members sign in, and to be expected, some members didn't sign in. We had a great turnout with some good, beneficial information given. Thank you to the Board members who attended and helped answer questions and thank you to the Funky Bear Café for providing the delicious sandwiches and pasta salad!

Covenant Action Item – The court date for the most recent covenant violation court hearing was originally set for April 15th. At the April 15th hearing, the date was rescheduled for April 18th. From that date, the hearing was then rescheduled for June 17th. The violation has not been remedied as of April 30th.

Willow Creek Village Delegate – We have received a self-nomination from Lynn Shore, to fill the delegate vacancy for Willow Creek Village. The Willow Creek Village delegate position has been vacant since October 2024. I will be asking for the board’s approval to proceed with a mail in election through resolution.

Tamarisk Village Delegate – Amy Provstgaard, the Tamarisk Meadows delegate, has resigned her position effective the beginning of June. We want to thank Amy for serving in this position for the last 8 years. With Amy’s resignation, BMSA staff will mail a candidate letter, asking for any and all Tamarisk Meadows owners who are interested in serving on the BMSA Board of Directors, to contact the office. At next month's meeting, I will ask the Board to approve a resolution to proceed with a mail in election of a new delegate.

NEW BUSINESS –

OLD BUSINESS – Director Birrer made a motion, seconded by Director Haschke to approve Resolution 2025-03 regarding voting by mail in lieu of a meeting for Willow Creek Village. The motion passed unanimously.

Director VanDeusen made a motion, seconded by Director Birrer to approve Resolution 2025-05 to approve the final modification of Bylaws. The motion passed unanimously.

OTHER BUSINESS – The Board of Directors scheduled a Special Meeting of the Directors, on June 2nd, 2025, at 7:00pm to discuss options for a potential new management company.

EXECUTIVE SESSION – Hearings – at 11:09am, Director Birrer made a motion, seconded by Director Schreiner, to enter into executive session for collection recommendations. The motion passed unanimously.

At 11:17am, Director VanDeusen made a motion, seconded by Director Kellerby, to come out of executive session. The motion passed unanimously.

Director VanDeusen made a motion, seconded by Director Kellerby, to send account 6382.02 to collections for unpaid debt. The motion passed unanimously.

ADJOURNMENT - at 11:20 a.m.