

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

June 17, 2025

Present:

Dan Birrer	President, Battlement Creek Village
Anne Kellerby	Vice President, Valley View Village
Tony Haschke	Sec/Treasurer, Monument Creek Village
Lynn Shore	Director, Willow 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>
Cyndi Powers	Director, Mesa Ridge Townhomes
Tammie VanDeusen	Director, Town Center Filing I, II, III – <u>By Proxy</u>

Absent Board Members:

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

Also Present:

Alex Morris	Assistant Association Manager
Alondra Loya	Administrative Assistant

COMMUNITY MEMBERS PRESENT:

Brandon Mayne	Princeton Management
Judy Thomsen	Monument Creek Village
Chris Davidson	Stone Ridge Village

OWNERS OPEN FORUM – Judy Thomsen had questions about creating a sidewalk along Battlement Parkway in front of the century link building. She asked the Board if there could be a safer alternative other than the trail that goes under the bridge to Clark's Market.

Brandon Mayne with Princeton Management (Willow Park/Ridge Apartments) updated the BMSA about finding a possible solution to keep OHV (off highway vehicle) off walking trails with a laydown lock system. "OHV's have been causing damages to manholes" stated Mr. Mayne. Chris Davidson (Stone Ridge Village) and Director VanCamp also confirmed that they have also seen OHVs on the pathways and some Motor Vehicles as well. Assistant Manager Morris mentioned that The BMSA has made efforts in putting up signs along the walking paths stating no OHV's or Motor Vehicles allowed, but they have been vandalized or taken off the posts.

CALL TO ORDER- President Birrer called the meeting to order at 9:16 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

May 20, 2025, REGULAR MEETING MINUTES- Director Kellerby made a motion, seconded by Director Schreiner, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.

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The Colorado Dream

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FINANCIAL REPORTS- Director Haschke made a motion, seconded by Director Powers, to accept the May 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 May.

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 May.

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 Report Attached

Energy Advisory Board – None

MANAGER REPORT– BMSA Landscaping Update – Lush Green Landscaping was finally able to get all irrigation systems working. Now that the priority of irrigation start up is completed, open space and right-of-way mowing along the Parkways has started again, with a clean-up phase of what has already been mowed. As some of you have seen, the Monument Gulch weeds on the walking path, on Stone Quarry, have been removed and the first round of open space mowing should be completed. Lush Green will also be spraying weeds in the medians, starting on W. Battlement Parkway. Next week, they will start on Spencer Parkway and possibly N. Battlement Parkway. Next, they will focus on weeds in the rock beds of the Tamarisk Meadows entrance and the cul-de-sacs.

Battlement Creek Village Road Repair – Battlement Creek Village residents will finally see road improvements at the Upper Entrance! Construction was scheduled to begin on the 12th but got rescheduled for next week. The Upper Entrance of Battlement Creek Village will be closed.

Street Sweeping – Street sweeping will once again start back up. The BMMD is still in the process of finding a solution for our current sweeper. A technician from Intermountain Sweeper came to do an assessment of the street sweeper and conduct a trade in value dollar amount. In the meantime, until we receive the trade in value amount, our BMSA maintenance contractor, G.P. Maintenance & Services, will be in training and will begin sweeping to try and maintain the gravel as much as possible.

Willow Creek Village Delegate Election – We have concluded the results of the Willow Creek Village Mail in Election for the vacant delegate position. We receive a total of 28 ballots, and we need 15% (12 ballots) participation. Lynn Shore received 26 votes in favor and 1 vote not in favor, with 1 vote being invalid. Mr. Shore will be serving as the Willow Creek Village Delegate for a three-year term.

Tamarisk Village Delegate – BMSA office staff mailed letters to owners in Tamarisk Village advising them of an election to be held, and requesting any owners interested in serving as the delegate to contact the office. We did not receive any candidates for Tamarisk Village. Due to not receiving any candidates, next month there will be another vacancy on the BMSA Board of Directors.

Stone Ridge Delegate – We have received a self-nomination from Chris Davidson, to fill the delegate vacancy for Stone Ridge. The Stone Ridge delegate position has been vacant since March of this year. I will be asking for the Board's approval to proceed with a mail in election through resolution under New Business.

NEW BUSINESS – Director Birrer made a motion, seconded by Director Shore to approve Resolution regarding voting by mail in lieu of a meeting for Stone Ridge Village. The motion passed unanimously.

OLD BUSINESS – Director Shore made a motion, seconded by Director Birrer to approve all contracts listed in the Manger Report of December 17, 2024, in the correct amount of \$114,000 and have the Assistant Association Manager confirm all contract dates are brought current, and signatures be acquired from all parties. The motion passed unanimously.

OTHER BUSINESS – The Board of Directors gave the Assistant Association Manager, Alex Morris, a list of requests that they would like to begin implementing.

1. Provide the meeting packet one week prior to the meeting
2. Increase the Manager expense approval limit.
Director VanCamp made a motion, seconded by Director Churchill, to increase the Manager expense approval limit from \$1,000 to \$5,000. The motion passed unanimously.
3. Manager community inspections done weekly, rather than monthly.
Director Birrer made a motion, seconded by Director Shore, to approve the Manager making weekly community rounds, instead of monthly. The motion passed unanimously.
4. Begin uploading a Profit and Loss statement to the financials on the BMSA website.
5. Recommendation of utilizing a software program to assist with covenant operations.
6. Participation in education training.
7. The opportunity to speak with the prospective BMMD District Manager candidates, as they will possibly continue to manage the BMSA.
8. Update the BMSA Newsletter link, as it is difficult to navigate.
9. Mail the BMSA pamphlet “What your BMSA Dues Pay For” to every BMSA resident.

The Board of Directors asked for an update on these items at next month’s meeting.

EXECUTIVE SESSION – Hearings – at 11:13am, Director VanCamp made a motion, seconded by Director Kellerby, to enter into executive session for collection recommendations. The motion passed unanimously.

At 11:25am, Director Haschke made a motion, seconded by Director Kellerby, to come out of executive session. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Haschke, to fine accounts 6755.02 & 7093.02 in the amount of \$275 if the violations are not cured in 30 days. The motion passed unanimously.

ADJOURNMENT - at 11:26 a.m.