

August 19, 2025

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

July 15, 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
Brad Gates	Director, Fairway Villas
Chris Davidson	Director, Stone Ridge Village
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
Leslie Gallagher-Kelly	Director, Tamarisk Meadows
Vacant	Director, Tamarisk Village

**Also Present:**

Alex Morris	Assistant Association Manager
Alondra Loya	Administrative Assistant
Brenda Locker	Accounting Manager

**COMMUNITY MEMBERS' PRESENT:**

Brandon Mayne	Princeton Management
Judy Thomsen	Monument Creek Village
Keith Lammy	Garfield County Planning Commission Chair / Elks Peak Consulting Group
Katie Owens	RHP LLC
Laurel Koning	Battlement Creek Village / Movies Under the Stars
Mike Merry	Tamarisk Meadows

**OWNERS OPEN FORUM** – Mrs. Koning requested the Board to consider donating a larger amount for the Movies Under the Stars event. The BMSA's original donation amount was \$500. Mrs. Koning asked the board to consider donating another \$250, increasing the full contribution to \$750.

Mr. Merry brought awareness to the Board about the ongoing dog issues that Battlement Mesa has been seeing. His major concern is aggressive dogs approaching people who are walking the trails and homeowners who are not responsible pet owners. The Board understands the concern but unfortunately cannot enforce animal control in Battlement Mesa. Animal complaints and animal control fall under Garfield County's jurisdiction, even though Garfield County no longer has an Animal Control department. Assistant Association Manager, Alex Morris, will investigate an efficient way to send out homeowner's reminder letters of the covenants regarding dogs.

Mr. Lammey presented the process that developers are required to complete through the Garfield County Planning & Zoning department, before any residential units are built.

**CALL TO ORDER-** President Birrer called the meeting to order at 9:23 a.m.

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*The Colorado Dream*

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**DISCLOSURE OF CONFLICT-** None

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

**June 17, 2025, REGULAR MEETING MINUTES-** Director Shore made a motion, seconded by Director Kellerby, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Shore made a motion, seconded by Director Kellerby, to not approve the June 2025 financial report, due to questions the Board had about the Money Market account and the Operating Revenues to the Reserve account. 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 June.

**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 June.

**Associated Governments of Northwest Colorado** – See Report Attached

**Energy Advisory Board** – None

**MANAGER REPORT– BMSA Landscaping Update** – Jeremy, with Lush Green Landscaping, updated office staff and management that he has found the issue with the irrigation systems at the upper entrance of Willow Creek Village and on Cedar Circle in Tamarisk Village. Both issues were because of someone tampering with irrigation equipment. Over at Willow Creek Village, someone turned off the vacuum breaker. On Cedar Circle, someone broke into the clock and changed all the settings. Both areas are remedied.

**BMSA Maintenance Update** – G.P. Maintenance & Services has been busy at work, trying to fix, replace and repair various items throughout the community. G.P. Maintenance has been pressure washing, staining and repairing benches along the walking trails. While he was maintaining benches, in Saddleback Park, he found some major graffiti on the sidewalk and benches. He will be trying to remove the graffiti in the next couple of weeks. He also noticed over in Saddleback Park that many of the wooden pickets along the fence backing up to the park are missing. The problem is that the skinny, four-foot pickets are no longer available; only the wider, four-foot pickets are available. We may need to budget this project for next year, to replace the whole fence with the wide, four-foot pickets. I would hate to leave the homeowners without a fence, when their property backs up to a public park.

**New Park Signs** – The new park signs for Saddleback Park, Tamarisk Park and Meadow Memorial Park will be delivered and installed on Thursday. I will provide pictures at the meeting.

**Architectural Committee Resignations** – The Architectural Committee has had two resignations, and the committee is needing one more member replacement. Bob Arrington turned in his resignation on June 19<sup>th</sup> and Steve Rippy turned in his resignation on June 2<sup>nd</sup>. Director Haschke has been serving on the committee as an alternate, to fill in for Mr. Arrington. Director Haschke agreed to stay on the committee as a full member. Thank you, Mr. Haschke! I will be asking the Board, under New Business, if any Delegate would like to serve on the committee, or if the Board would like to advertise to the community to fill the vacancy.

**Stone Ridge Delegate Election** –The results of the Stone Ridge Mail in Election for the vacant delegate position will conclude on Friday. So far, we have only received 8 ballots, and we need 15% (9 ballots) participation. Hopefully by 5:00pm on Friday 11th, we will have received at least one more ballot to reach a quorum. I have contacted Chris Davidson to give him an update, and I will have more of an update for the Board at the meeting on the 15th.

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**BMMD District Manager Update** – The BMMD Board of Directors has hired a recruiting consulting company called CPS HR Consulting. The BMMD Board had an interview with the consulting firm on June 23<sup>rd</sup>. CPS HR Consulting is in their preliminary stages and gearing up to begin the search for a District Manager.

**2024 Preliminary Financial Audit** - At last month's meeting, I provided the Board with a copy of the 2024 preliminary financial audit. At that meeting, the Board had some questions about the audit and requested to schedule a meeting with the auditor, McMann & Associates. The meeting was scheduled for June 25th. After the meeting, the auditor provided an updated draft of the audit. A copy of the updated draft has been provided to the Board via email. There is no action to be taken concerning the preliminary audit, it is for review, unless the Board of Directors asks for additional changes. The final audit report will be provided at a future Board of Directors meeting.

**BMSA Requests** – Office staff and management have been trying to fulfill the Board requests from June's meeting.

- 1) Management has updated the BMSA Management contract. A copy of the contract has been provided to the Board in the meeting packet. I will be asking for a motion to approve the updated contract under Old Business.
- 2) Management has contacted Align Media, provided by Director Churchill, to provide a list of services and a quote for possibly creating a new website for BMSA. Align Media has asked me to schedule a meeting with management, but I have not received confirmation on time.
- 3) Management has contacted BMMD's Verizon Account Manager and asked for pricing for a new phone and new line under BMSA's name, for the Covenant Officer. I have not heard back from Verizon as of yet.
- 4) Management has contacted previous employee Kearstin Pierce to ask if she would be interested in helping office staff with updating the 2024 Annual Report and the HOA pamphlet, to be able to send the HOA pamphlet to Jean's Printing to be mailed out to residents. Kearstin is available to help the BMSA with these items. Kearstin's rate is \$30.00 an hour. I will be asking for the Board's approval to hire Kearstin to help with BMSA publications under New Business.

**NEW BUSINESS** – Director Haschke made a motion, seconded by Director Schreiner to approve a membership to the Community Association Institute. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Kellerby to approve the updated Collection Policy to ensure the BMSA is compliant with new state legislation. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Powers to approve Kear & Co as BMSA's Media Consultant at the rate of \$30/hr. The motion passed unanimously.

**OLD BUSINESS** – Director Haschke made a motion, seconded by Director VanCamp to approve Jean's Printing to print, fold, label and mail BMSA's HOA Pamphlet. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Birrer to approve the updated BMSA Management Contract with the Battlement Mesa Metropolitan District. The motion passed unanimously.

Director Churchill made a motion, seconded by Director Kellerby to approve an additional \$500 for Movies Under the Stars. The Board would like the community to recognize that they believe this an important community event and that they would like to add an additional \$250. Making the total contribution for 2025 \$1,000. The motion passed unanimously.

**OTHER BUSINESS** – None

**ADJOURNMENT** - at 11:16 a.m.