

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

July 18, 2023

Present:

Tony Haschke	President, Monument Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Bob Arrington	Director, Willow Creek Village
Jerry Mohrlang	Director, Stone Ridge Village
Dan Birrer	Director, Battlement Creek Village
Al Reuter	Director, Eagle's Point
Willy Dearing	Director, Fairway Villas
Tammie VanDeusen	Director, Town Center Filing II
Jane Edwards	Director, The Reserve
Adam Ford	Director, Mesa Ridge Townhomes – <u>By Proxy</u>
Anne Kellerby	Director, Valley View Village
Dianna Arnett	Director, Tamarisk Meadows
Amy Provstgaard	Vice President, Tamarisk Village

Absent Board Members:

Angela Barton	Town Center Filing I, III
Robert Gross	Director, RHP Properties
Bert Hyman	Director, Princeton Management

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Gary Eagen	RHP
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OWNERS OPEN FORUM – Gary Eagen has a safety concern in his neighborhood due to a streetlight being out. Alex Morris, Administrative Assistant, assured him that a work order has been made and the BMSA electric contractor has it on his schedule to be repaired.

CALL TO ORDER- President Haschke called the meeting to order at 9:04 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

Director Edwards made a motion, seconded by Director Arrington, to amend the original agenda. The motion passed unanimously.

JUNE 20, 2023, REGULAR MEETING MINUTES- Director Birrer made a motion, seconded by Director Provstgaard, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Edwards made a motion, seconded by Director Arnett, to accept the financials subject to audit for June 31, 2023. The motion passed unanimously.

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The Colorado Dream

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COMMITTEE REPORTS

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

Architectural Committee – Assistant Manager, Vinnie Tomasulo, 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, 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 June.

Associated Governments of Northwest Colorado – None.

Energy Advisory Board – None.

MANAGER REPORT– The State Legislature recently passed legislation that forms a HOA Task Force to examine issues confronting HOA homeowners' rights and to prepare a report by April 15, 2024, regarding the task force's finding and conclusions regarding the matters it examines. The Department of Regulatory Agencies (DORA) will review and publish the findings, including legislative recommendations to the state house of representatives and senate committees and the governor.

The task force is charged with reviewing matters such as, but not limited to, an association's fining authority and practices, foreclosure practices, communications with homeowners regarding processes and homeowner's rights and responsibilities, the way in which the association makes its governing documents, policies and rules and regulations available to homeowners, and board actions regarding collection and legal action against a homeowner. The task force will also look at homeowner complaints (as reported to HOA Information and Resource Center and Homeowners' Advocacy Groups in Colorado).

If an association's board receives a request from the task force for information, it is required to cooperate with the request, including turning over governing documents or other records in the association's possession that have been requested. In addition to cooperating with the task force, the association must notify its owners about the task force before the task force holds its first meeting. (The task force will be appointed August 1, 2023).

Our office is currently preparing a notice to be mailed to all homeowners notifying them of the formation of the task force and how they can access information about it.

The lower entry to Stone Ridge Village, at the intersection of Lodgepole Circle and Monument Trail, was recently relandscaped. The existing sage/rabbit brush was removed, and the area was sprayed with weed killer. A ground cover was installed, and decorative gravel was placed on top of the ground cover. Stone Ridge delegate, Jerry Mohrlang had organized a volunteer group of Stone Ridge residents to do the initial mowing and brush removal last fall. Additional groundwork was done to remove brush roots and additional mowing this year and Lush Green Landscapes completed the project a couple weeks ago. The area now provides good visibility for motorists turning onto Monument Trail from Stone Ridge as well as a neat appearance.

BMSA has completed the major repairs to the community fences and now we are staining the community fence at Battlement Creek Village, adjacent to N. Battlement Parkway.

NEW BUSINESS – Current BMSA trash service contractor, Dependable Waste, is negotiating the sale of their business to Bruin Waste Management, located in Naturita, Colorado. Bruin Waste Management has been in business since 1996 and currently provides trash service to Telluride, Montrose, Silverton, Delta, Cortez, Ouray, Paonia, Cedaredge, Ridgeway, and others. Bruin Waste has indicated their intent to keep the Dependable Waste name for service in Battlement Mesa. The current contract with Dependable Waste expires on December 31, 2025, and Dependable Waste has requested that the BMSA approve a consent to assign agreement to allow Bruin Waste Management to assume the current contract.

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After discussion, Director Reuter made a motion, seconded by Director Mohrlang, to approve the assignment agreement allowing Bruin Waste Management to assume the current trash contract. The motion passed unanimously.

Director Shepherd made a motion, seconded by Director Reuter, to approve the Final 2022 BMSA Audit. The motion passed unanimously.

OLD BUSINESS –

OTHER BUSINESS -

HEARINGS –

EXECUTIVE SESSION – Director Edwards made a motion, seconded by Director Provstgaard to enter executive session at 10:36am to consider collection action on account 6525.02 for unpaid debt. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Dearing at 10:41am to come out of executive session. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Dearing to send account 6525.02 to collections for unpaid debt. The motion passed unanimously.

ADJOURNMENT - at 10:26 a.m.