

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

August 15, 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 – <u>By Proxy</u>
Willy Dearing	Director, Fairway Villas
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
Tammie VanDeusen	Director, Town Center Filing II

Also Present:

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

COMMUNITY MEMBERS PRESENT:

John Ponikvar	Mesa Ridge Townhomes
Debbie Underwood	Monument Creek Village
Carmen Anderson	Monument Creek Village
Laurel Koning	Battlement Creek Village
Justin Farber	RHP Representative
Megan Braby	RHP Representative
Dave Hale	RHP Representative

OWNERS OPEN FORUM – The Board presented former BMSA Board President, Laurel Koning, with a plaque for all her years of service to the BMSA.

CALL TO ORDER- President Haschke called the meeting to order at 9:02 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

JULY 18, 2023, REGULAR MEETING MINUTES- Director Provstgaard made a motion, seconded by Director Mohrlang, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Edwards made a motion, seconded by Director Birrer, to accept the financials subject to audit for July 30, 2023. The motion passed unanimously.

COMMITTEE REPORTS

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

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 July.

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 July.

Associated Governments of Northwest Colorado – None.

Energy Advisory Board – None.

MANAGER REPORT– The BMSA had to deal with removing a hornet’s nest. The nest was in a tree in the common area along Monument Trail in Monument Creek Village. The office received a couple calls from residents that had seen the nest and were concerned. Manager Steve Rippy inspected the nest which was larger than a basketball and covered in large black hornets. Mr. Rippy researched the hornets and was able to determine that they were bald face hornets, which are aggressive and usually attack the face. In addition, a nest of this size can contain up to 400 hornets. Mr. Rippy contacted Mountain Pest Control, and they were able to remove the nest and hornets without incident.

Manager Steve Rippy reported at last month’s Board of Director meeting that the office mailed out notice of the HOA Task Force to all property owners. The notice was done in the form of a postcard. The printing and mailing costs to provide the notice were approximately \$700. These costs do not include the cost of employee time needed to process and mail the postcards.

At last month’s Board of Director meeting, the issue of community benches was discussed. Manager Rippy was unable to find the map depicting the location of benches in the community previously prepared by Director Mohrlang. Therefore, Mr. Rippy drove the trails in the community to determine the location and exact count of benches as well as identify their condition. There are currently 49 benches. Mr. Rippy also identified several locations with double benches so that at least one of the benches can be removed. Overall, most of the benches were in fair to good condition, mostly in need of staining. Mr. Rippy did not analyze how many of the benches should be removed due to lack of use. Director Dearing made a motion, seconded by Director Birrer, to approve replacement of the two benches located in Saddleback Village and identified on the map as #38 and #43. The motion passed unanimously.

The 2023 Reserve Budget included funds for replacement of street signs. The office did a visual survey of all the street signs throughout the community to identify those signs which needed to be replaced because they were no longer easy to read or identify. BMSA received the new signs and have now begun replacement of the old signs.

As approved at last month’s Board of Director meeting, a straw poll ballot, requesting input from Monument Creek Village owners, was mailed to all owners in the village, asking whether metal roofs should be allowed in their village. Included with the ballot was a letter that contained the proposed architectural standards language that was previously adopted by the Board for Tamarisk Village.



BATTLEMENT MESA
Service Association

NEW BUSINESS – Director Edwards made a motion, seconded by Director Shepherd, to approve the sponsorship level of Jockey, for \$500 to the Grand Valley Park Association. The motion passed unanimously.

OLD BUSINESS – Director Arrington made a motion, seconded by Director Dearing, to approve the BMSA Rules & Regulations Summary that will be provided to all property owners. The motion passed unanimously.

OTHER BUSINESS – Mr. Rippy reported that the Battlement Mesa Neighborhood Investment Organization (BMNIO), a 501-c4, needs to schedule a meeting for the purpose of addressing items associated with the organization and conducting business. The organization is directed by a 5-member board of directors which are appointed by the BMSA, board of directors. The current BMNIO board of directors are directors Arrington, Shepherd, Provstgaard and Reuter. A vacancy currently exists on the board that should be filled by appointment of one of the current directors of the BMSA board. Director Haschke made a motion, seconded by Director Edwards, to appoint Director Kellerby to fill the vacant BMNIO director position. The motion passed unanimously.

HEARINGS –

EXECUTIVE SESSION –

ADJOURNMENT - at 10:20 a.m.