

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

09/19/2025

August 19, 2025

Present:	Dan Birrer	President, Battlement Creek Village – <u>By Phone</u>
	Anne Kellerby	Vice President, Valley View Village – <u>By Proxy</u>
	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
	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
	Chris Davidson	Director, Stone Ridge Village
	Vacant	Director, Tamarisk Meadows
	Vacant	Director, Tamarisk Village

Also Present:	Alex Morris	Assistant Association Manager
	Alondra Loya	Administrative Assistant

COMMUNITY MEMBERS'PRESENT:

Judy Thomsen	Monument Creek Village
April McCraw	RHP LLC
Laurel Koning	Battlement Creek Village
Chris Vashus	Famers Insurance
Willy Dearing	Fairway Villas

OWNERS OPEN FORUM – Mrs. Koning came before the board to express her gratitude for Steve Rippy and everything he did for the Community of Battlement Mesa. He is tremendous loss to all who got the chance to meet him. He will be dearly missed.

Director Gates would like to show tribute to Mr. Steve Rippy by creating a scholarship in his honor.

Mr. Dearing had questions about the bike path between the Willow Ridge Apartments and Fairway Villas. He mentioned the bench has been vandalized with spray paint and that there is trash being left behind. Assistant manger Morris will be getting in contact with Brandon Mayne in hopes of finding a solution to the problem.

CALL TO ORDER- President Birrer called the meeting to order at 9:24 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

July 15, 2025, REGULAR MEETING MINUTES- Director Gates made a motion, seconded by Director Schreiner, 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 VanDeusen, to accept the June and July 2025 financial reports. They directed management to transfer \$45,028 from operating account 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 July.

Director Haschke gave the board an update on allowing car ports.

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 July.

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 – None

Energy Advisory Board – Next meeting date will be Thursday, December 4th 2025

MANAGER REPORT– BMMD District Manager Update – The BMMD Board of Directors has moved forward in the process of hiring a District Manager. The Board of Directors and employees met with the Executive Recruiter, in person, on August 5th. The Recruiter asked questions and wanted a feel on the culture of the community, the staff and how the BMMD office worked as a whole; as well as learning more about the BMSA. CPS HR Consulting has put together a hiring brochure that they will broadcast to their national database of qualified applicants at the beginning of next week.

BMSA Requests – Office staff and management have been trying to fulfill the Board of Director's requests from the June and July meetings.

- 1) At last month's meeting I provided the Board with an updated BMSA Management contract. The Board of Directors has approved the updated changes. I presented the changes and signed contract to the BMMD Board at their last meeting on July 24th. The BMMD Board requested that there be an addendum created for the changes instead of renewing the contract so late in the year. I have created an addendum, and I will ask the Board for approval under Old Business.
- 2) At last month's meeting I updated the Board about contacting Align Media, recommended by Director Churchill, to provide a list of services and a quote for possibly creating a new website for the BMSA. Align Media has provided a proposal for the Board to review. I will ask the Board for direction or approval under Old Business.
- 3) Also, at last month's meeting the Board of Directors asked Management to contact RHP and Princeton Management about potentially appointing a delegate that is local to our community. Management contacted both entities and they both confirmed that new delegates would not be appointed at this time, but they would begin attending the meetings via Zoom. I gave them BMSA meeting dates, and office staff will provide both delegates with the Zoom link in addition to the link being on the meeting agenda in the meeting packet.
- 4) During last month's meeting, there was a discussion with the RHP representative, Katie Owens, about the fences within RHP. The BMSA Board is concerned about RHP removing the fences around homes and not replacing them in regard to the major dog's at large issue the community is facing. RHP Regional Manager, April McCraw, contacted management and relayed that she will be attending this meeting in August to clarify and answer questions about their fencing.
- 5) Director Churchill relayed to management that the BMSA Newsletter sign up link was not very customer friendly and requested staff to research some other possible options. I contacted the newsletter developer and she updated the link with an easy to fill out form that owners can submit. The form only asks for first and last name and email address, nothing additional.

Tamarisk Meadows Delegate – Leslie Gallagher-Kelly, the Tamarisk Meadows delegate, has resigned her position effective immediately, due to health. We want to thank Leslie for serving in this position since June of 2024. Even though it was for a

short time, she served her community well and her time was very much appreciated! With Leslie'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. If any candidates are received, 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.

2026 BMSA Budget – With budget season quickly approaching and the current transition we are all in with finding a new Association Manager, I would like to propose the idea of creating a Budgeting Committee. I have asked President Birrer to appoint three members to serve on the committee or if anyone would like to volunteer. Past President, Laurel Koning, offered her expertise and volunteered to be a fourth person on the committee. I have been researching BMSA's current contracts and like everything else, I foresee several contract amounts increasing. With that, I will be working with vendors to set a contract amount in preparation of the preliminary budget. The committee will need to have a draft or a preliminary budget ready to be presented at our September meeting. We will adopt the 2026 budget in November. Please note, the budget can change multiple times between the budget being created and when it's finalized and approved.

NEW BUSINESS – Director Shore made a motion, seconded by Director VanDeusen to approve the 2024 Final Audit. The motion passed unanimously.

OLD BUSINESS – Director VanDeusen made a motion, seconded by Director Gates for the approve Addendum to Management Agreement. The motion passed unanimously.

Assistant Manager Morris Presented to The Board a New Website Developer Proposal. The board has asked Mrs. Morris to investigate other options for pricing.

OTHER BUSINESS – Director Haschke made a motion, seconded by Director Gates to allow Management to create a ZOOM account for the BMSA and purchase a new laptop with a budget of \$1,000. The motion passed unanimously.

EXECUTIVE SESSION – Director Shore made a motion, seconded by Director Churchill to go into executive session at 10:05 am. The motion passed unanimously.

Director Gates made a motion, seconded by Director Schreiner to come out of executive session at 10:11 am. The motion passed unanimously.

Director Gates made a motion, seconded by Director Schreiner, to approve adding \$275 within 30 days if violations are not remedied to accounts 16.15 and 270.13

ADJOURNMENT - at 10:12 a.m.