

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

October 21, 2025

September 16, 2025

Present: Dan Birrer President, Battlement Creek Village
Anne Kellerby Vice President, Valley View Village – By Proxy
Tony Haschke Sec/Treasurer, Monument Creek Village
Lynn Shore Director, Willow Creek Village
Chris Davidson Director, Stone Ridge Village
Megan VanCamp Director, Canyon View Village – By Proxy
Michael Churchill Director, Eagle's Point
Mary Jo Schreiner Director, The Reserve
Brad Gates Director, Fairway Villas
Cyndi Powers Director, Mesa Ridge Townhomes
Tammie VanDeusen Director, Town Center Filing I, II, III

Absent Board Members: Brian Milleson Director, Princeton Management
Robert Gross Director, RHP Properties
Vacant Director, Tamarisk Meadows
Vacant Director, Tamarisk Village

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

COMMUNITY MEMBERS'PRESENT:

Jane Chapman Tamaris Village
April McCraw RHP LLC
Pam Sandoval RHP LLC
Jay Haygood Tamarisk Meadows
Judy Thomsen Monument Creek Village

OWNERS OPEN FORUM – Mr. Haygood informed the board that he has submitted a self-nomination for the Tamarisk Meadows Delegate.

CALL TO ORDER- President Birrer called the meeting to order at 9:06 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

August 19, 2025, REGULAR MEETING MINUTES- Director Davidson made a motion, seconded by Director Churchill, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.

FINANCIAL REPORTS- Director Haschke made a motion, seconded by Director VanDeusen, to accept the August 2025 financial reports. Delegate Shore abstained from voting. The motion passed with all other members voting in favor.

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 August.

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 August.

Associated Governments of Northwest Colorado – See report attached

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

Common Ground – Director VanDeusen, presented a report on all community events for the month of October.

MANAGER REPORT–

BMMD District Manager Update - Applications for the BMMD District Manager position are due by September 12th. As of September 5th, the recruitment firm has received 7 applications. Following the deadline, the recruitment company will categorize applicants into two groups: qualified and less qualified. These grouped applications will be presented to the BMMD Board of Directors for review and further consideration.

BMSA Requests -

- 1) Website Developer Proposals: Management previously received a proposal from Align Media for website development services. In response to the Board's request, we have reached out for two additional proposals, including one from Streamline and another from a third vendor (proposal pending)
- 2) Zoom Account/Link: A Zoom account has been created for BMSA use at a monthly cost of \$27, which includes closed captioning with translation capabilities. In addition, staff is researching options for purchasing a laptop to support the BMMD's server. We are coordinating with BMMD's IT department to ensure the selected device is fully compatible with current systems.

Tamarisk Meadows Delegate Vacancy - BMSA office staff mailed letters to owners in Tamarisk Meadows advising them of an election to be held, and requesting any owners interested in serving as the delegate to contact the office. Unfortunately, no candidates were received. As a result, there will be an additional vacancy on the BMSA Board of Directors effective next month.

Tamarisk Village Delegate Vacancy - A self-nomination was received from Amber Vrooman to fill the Tamarisk Village Delegate vacancy, which has been open since June. Management will be requesting the Board's approval to proceed with a mail in election through resolution.

Annual Village Meeting Dates - It's time for Village Delegates to schedule their Annual Village Meetings for the month of October. Management will assist in coordinating these meetings as dates are confirmed.

BMMD/BMSA Scholarship - Following discussions last month with both the BMMD and BMSA Board of Directors regarding a potential scholarship program for local high school students, management has proposed the formation of a Scholarship Committee and initiated outreach to legal counsel to identify any legal requirements or considerations that need to be addressed by either Board.

CO River Valley Chamber of Commerce Visitor Center - The Colorado River Valley Chamber of Commerce (CRVCC) has received a Tourism Marketing grant to develop a regional visitor center. This facility will serve Silt, Rifle, Parachute and Battlement Mesa, offering resources on lodging, dining, attractions, recreation, and events. The center will be owned and operated by CRVCC and located at 136 East 3rd Street, Rifle, within their current office building. I have attached additional information regarding the visitor center on the back of this report.

NEW BUSINESS – Annual village meetings dates are as follows:

- Stone Ridge Village – October 7th
- Battlement Creek Village & The Reserve – October 9th
- Monument Creek Village – October 21st

- Tamarisk Meadows – October 28th
- Tamarisk Village – October 30th
- Willow Creek Village – November 5th

Director Haschke made a motion, seconded by Director VanDeusen to approve \$150 Grand Valley High School Booster Club donation. The motion passed unanimously.

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

Assistant Manager, Alex Morris, informed the Board that the Colorado River Valley Chamber of Commerce has extended an invitation for a BMSA delegate to fill an At-Large seat on their Board. Director VanDeusen has agreed to serve in this capacity and will represent BMSA as the At-Large member on the Chamber's Board.

Director Birrer made a motion, seconded by Director Gates to approve Resolutions regarding voting by mail in lieu of a meeting for Tamarisk Meadows and Tamarisk Village delegates to serve the next 3-year term. The motion passed unanimously.

OTHER BUSINESS –

EXECUTIVE SESSION – Director Shore made a motion, seconded by Director Powers to enter executive session at 10:38 am. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Gates to come out of executive session at 10:52 am. The motion passed unanimously.

Director Davidson made a motion, seconded by Director Shore, to approve moving forward with the foreclosure process for account 6818.02. The motion passed unanimously.,

Director Birrer made a motion, seconded by Director Gates, to approve applying a \$275 fine to account 6755.02 if the violation is not remedied within 30 days.

ADJOURNMENT - at 11:01 a.m.