



BATTLEMENT MESA
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

September 19, 2023

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

Absent Board Members:	Angela Barton	Town Center Filing I, III
	Robert Gross	Director, RHP Properties
	Bert Hyman	Director, Princeton Management
	Jerry Mohrlang	Director, Stone Ridge Village
	Adam Ford	Director, Mesa Ridge Townhomes

Also Present:	Steve Rippy	Association Manager
	Vinnie Tomasulo	Assistant Association Manager
	Alex Morris	Administrative Assistant

COMMUNITY MEMBERS PRESENT:

Rebecca Ball	RHP
Megan Braby	RHP Representative

OWNERS OPEN FORUM – Rebecca Ball wanted to address the Board of Directors about the ongoing problem of loose, aggressive dogs in her community. She, along with other community members have called the Garfield County Sheriff’s Department about the problem with no solution. Association Manager Steve Rippy and Assistant Association Manager Vinnie Tomasulo, relayed to Mrs. Ball, that the BMSA can address the issue only if they are given an exact address of where the dogs are located. At that time, the BMSA can send the owner a violation letter, warning them that if they do not control their dogs, they will receive a fine. Mr. Rippy and Mr. Tomasulo also suggested that she contact RHP as well, so RHP and the BMSA can be a team to help remedy the situation.

CALL TO ORDER- President Haschke called the meeting to order at 9:14 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

AUGUST 15, 2023, REGULAR MEETING MINUTES- Director Shepherd made a motion, seconded by Director Edwards, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Birrer made a motion, seconded by Director Reuter, to accept the financials subject to audit for August 31, 2023. The motion passed unanimously.

COMMITTEE REPORTS

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

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 August.

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 August.

Associated Governments of Northwest Colorado – None.

Energy Advisory Board – None.

MANAGER REPORT– BMSA Management has completed the straw-poll vote among Monument Creek owners. The straw-poll was conducted to gather a sense from owners in the village as to whether metal roofs should be allowed to be installed on residential homes in the village. The current architectural standards prohibit metal roofs in the village. There were 101 ballots cast by owners representing 33.8% of all ownership in the village. The vote total was 87 votes in favor of metal roofs and 14 votes against. This indicates the 86.2% of those casting ballots are in favor of metal roofs while only 13.8% are opposed. Although only a third of owners responded, the nearly 34% that cast a ballot represents a sufficient representation of owners to clearly indicate an over whelming support for changing the architectural standards in Monument Creek Village to allow metal roofs on residential homes, should the Board decide to make this change.

Director Edwards made a motion, seconded by Director Shepherd, to direct the Architectural Committee to draft appropriate language to amend the architectural standards to allow metal roofs on residential homes in Monument Creek Village. The motion passed unanimously.

BMSA Management has completed the preliminary 2024 annual budget. A copy of the budget was included in the meeting packet for the Board's review. There was no action that needed to be taken by the Board in reference to the preliminary budget. Additional review by Management as well as recommendations from the Board will help to finalize the budget. A copy of the final budget will be submitted at the November board meeting for the Board to consider.

The exterior community fence of Battlement Creek Village, along N. Battlement Parkway, was budgeted to be re-stained in 2023. The fence had been originally stained approximately 5 years ago and needed new stain. The staining of the fence is about 80% complete and management anticipates completion in the next week or two. Rather than hire a painting contractor, management decided to utilize BMSA's maintenance contractor who has been staining fences by hand. Although it has been more time-consuming, it appears that the BMSA will pay about \$5,000 less than they paid 5 years ago. The 2024 budget includes additional staining of community fences from the Reserve fund.

This past month management was able to repair and stain two benches and remove the damaged bench at the 4-way stop near Kum & Go. Additional time will be available to start working on the benches as the fence staining is nearly complete.

Mr. Rippy reported that the Half Moon subdivision was given final approval by Garfield County and the developer has recently broken ground on the community. The new community is located near the Canyon View and Stone Ridge subdivisions and will provide 48 new single-family homes. Page 2 of 3

The Colorado Dream

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Mr. Rippy reported that Bruin Waste Management has now assumed ownership and operation of Dependable Waste to provide curbside trash service in the community. The company name will remain Dependable Waste and the website and phone number for the company will also remain the same.

NEW BUSINESS – The Board of Directors scheduled dates for the upcoming Annual Village Meetings. Monument Creek Village is scheduled for October 17th. Willow Creek Village is scheduled for October 10th. Battlement Creek Village and The Reserve is scheduled for October 18th, and Tamarisk Meadows is scheduled for October 12th. Please note that these dates are subject to change.

OLD BUSINESS – Mary Lee Mohrlang and Brandy Swanson updated the Board on the Parachute/Battlement Mesa address issue via printed email that was sent to the Garfield County Commissioners. The Garfield County Commissioners are requesting a survey be sent out to the community to inform them of the address issue and provide them with information about what it entails to make this change. The commissioners would like to know if most of the community is willing to make this change before Garfield County officially moves forward.

Director Birrer made a motion, seconded by Director Dearing to approve the BMSA mail out a community survey and for the BMSA to pay for the mailing if Garfield County does not. The motion passed unanimously.

OTHER BUSINESS – Director Tammie VanDeussen inquired about the business advertising signs that are in Battlement Mesa. She would like to update those signs with the businesses that are currently in the community. She will come up with a proposal and present it to management.

Director Kellerby updated the Board about a new committee meeting that is happening in Battlement Mesa. The committee/meeting is called Common Ground. This meeting is for the purpose of updating the community of local events that are happening in the area.

EXECUTIVE SESSION – Hearings – at 10:34am, Director Edwards made a motion, seconded by Director Birrer to enter executive session to conduct a covenant violation hearing. The motion passes unanimously.

At 10:47am, Director Edwards made a motion, seconded by Director Dearing to come out of executive session. The motion passed unanimously.

Director Dearing made a motion, seconded by Director VanDeusen to fine accounts 7037.03, 6418.03, and 6029.02 in the amount of \$275.00 each if the violation is not remedied in 30 days. The motion passed unanimously.

ADJOURNMENT - at 10:50 a.m.