

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
October 15, 2024

Present:	Tony Haschke	President, Monument Creek Village
	Amy Provstgaard	Vice President, Tamarisk Village – By Proxy
	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 – By Proxy
	Jane Edwards	Director, The Reserve
	Jerry Mohrlang	Director, Stone Ridge Village
	Cyndi Powers	Director, Mesa Ridge Townhomes
	Willy Dearing	Director, Fairway Villas
	Anne Kellerby	Director, Valley View Village
	Tammie VanDeusen	Director, Town Center Filing II
	Leslie Gallagher-Kelly	Director, Tamarisk Meadows
Absent Board Members:	Angela Barton	Town Center Filing I, III
	Robert Gross	Director, RHP Properties
	Brian Milleson	Director, Princeton Management
Also Present:	Steve Rippy	Association Manager
	Alex Morris	Assistant Association Manager
	Alondra Loya	Assistant Administrative Assistant

COMMUNITY MEMBERS PRESENT: April McGraw & Charlotte Squires, RHP Properties LLC.
Vinnie Tomasulo – Town of Parachute

OWNERS OPEN FORUM –

CALL TO ORDER- President Haschke called the meeting to order at 9:00 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

September 17, 2024, REGULAR MEETING MINUTES- Director Arrington made a motion, seconded by Director Gallagher-Kelly, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Edwards made a motion, seconded by Director Dearing, to accept the September 2024 financials report. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee – Director John Shepherd presented an overview of the BMSA financials for the month of September. There was an amendment made to the Total Revenue amount. The amount was corrected to +\$13,223.

Architectural Committee – Assistant Manager, Alex Morris, presented a report on member properties that had submitted architectural applications and the actions taken by the Committee in the month of September.

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 September.

Associated Governments of Northwest Colorado – See attached report.

Energy Advisory Board – None

Common Grounds - See attached report.

MANAGER REPORT- Tamarisk Meadows Straw Poll: As approved at August's Board of Director meeting, a straw poll ballot, requesting input from Tamarisk Meadows 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 and Monument Creek Village. The ballot deadline was October 4th. Office staff tallied the votes with the majority in favor of metal roofs in Tamarisk Meadows. A total number of 37 ballots were received, with 3 ballots being ineligible and 34 ballots being valid. 30 votes were in favor and 4 votes were not in favor.

Community Benches: The contractor, M.V. Maintenance, has completed repairs and staining of all the benches along the trail behind the Willow Park/Ridge Apartments. In addition, the benches along the trail at the golf course, from the apartments to the waterfall, have also been repaired and stained. The benches along the trail in the Monument Creek common area have also been repaired. The contractor is currently working on the benches in the parks at Saddleback and Tamarisk Villages.

Common Area & Tamarisk Village Irrigation Systems: We have scheduled the winterization of the common areas and Tamarisk Village irrigation systems to being October 14th.

Streetlight Damage – Eagle's Point & Spencer Parkway: A streetlight located in the common area along Spencer Parkway, in front of Eagle's Point, was struck by a vehicle. The light pole was sideswiped and dented but was not knocked down. We are evaluating whether the pole will need to be replaced. There was also some damage done to the xeriscape area, mostly gravel and rocks pushed around. Some of the gravel and rocks were pushed into the street and that has been cleaned up. We are scheduling the cleanup of the xeriscape in the common area. We have requested an accident report from the Colorado State Patrol in order to pursue an insurance claim.

Motorized Vehicle Signs: Our office received several complaints from residents in Tamarisk Meadows about dirt bikes riding on the trail system in the Tamarisk Meadows Park and onto Little Phoenix Way. We advised the residents to notify the Garfield County Sheriff office, which they did. The Sheriff's office reported they could not do much if there was no signage advising riders that motor vehicles were not allowed. We have now installed (3) "Motorized Vehicles Prohibited" signs at different locations at the trail entries at the Tamarisk Meadows Park. It is not clear where the dirt bikes are coming from, but it is believed to be the RV park and mobile home park. No addresses were provided so our office is unable to issue covenant violation letters.

NEW BUSINESS – Vinnie Tomasulo with the Town of Parachute presented information about the Town of Parachute Community Clean Up Day. He presented the idea of Battlement Mesa helping with the annual spring clean-up, due to almost 70% of drop offs being from the Battlement Mesa community. The Board decided to form a



committee to help with this project. The committee consists of Delegates Gallagher-Kelley, Kellerby, VanDeusen and Mohrlang.

OLD BUSINESS – Director Gallagher-Kelly made a motion, seconded by Director Kellerby, to approve the straw poll, and direct the Architectural Committee to update the Architectural Standards for metal roofs in Tamarisk Meadows. The motion passed unanimously.

OTHER BUSINESS – None

EXECUTIVE SESSION – at 10:00am, Director VanDeusen made a motion, seconded by Director Birrer to enter executive session to conduct a collections recommendation. The motion passed unanimously.

At 10:02am, Director Birrer made a motion, seconded by Director Kellerby to come out of executive session. The motion passed unanimously.

Director Kellerby made a motion, seconded by Director Gallagher-Kelly, to send account 6574.02 to collections for unpaid debt. The motion passed unanimously.

ADJOURNMENT - at 10:05 a.m.