

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

October 17, 2023

Present:

Tony Haschke	President, Monument Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
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
Bert Hyman	Director, Princeton Management
Jerry Mohrlang	Director, Stone Ridge Village
Adam Ford	Director, Mesa Ridge Townhomes

Absent Board Members:

Angela Barton	Town Center Filing I, III
Robert Gross	Director, RHP Properties

Also Present:

Steve Rippy	Association Manager
Vinnie Tomasulo	Assistant Association Manager
Alex Morris	Office Coordinator

COMMUNITY MEMBERS PRESENT:

Megan Braby	RHP Representative
Brad Gates	Fairway Villas
Brad Rowan	Willow Creek
Contessa Munoz	Willow Creek

OWNERS OPEN FORUM – Brad Gates introduced Brad Rowan to the Board of Directors and attendees. Brad is a local Master Electrician that wants to open his business to the Battlement Mesa community. Battlement Mesa welcomes Mr. Rowan!

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.

SEPTEMBER 19, 2023, REGULAR MEETING MINUTES- Director Birrer made a motion, seconded by Director Dearing, to approve the minutes of the regular meeting. The motion passed unanimously.

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

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The Colorado Dream

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COMMITTEE REPORTS

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

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 September.

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 September.

Associated Governments of Northwest Colorado – See Report

Energy Advisory Board – None.

MANAGER REPORT– The annual meetings for Willow Creek Village and Tamarisk Meadows were completed last week. A quorum was established in Willow Creek, a quorum could not be established in Tamarisk Meadows. Village meetings will be held this week in Monument Creek Village, Battlement Creek Village and The Reserve.

All the common area irrigation systems and the waterfall have been winterized for the season.

BMSA Management continues to review and prepare the final 2024 budget to be presented at the November Board of Directors meeting. As we continue to review the 2023 financial trends, the cost of operations points to the need to increase the common assessment to keep pace with costs. As in previous years the proposed increase would be a small \$4.00 annual increase in the assessment which represents a 1.3% change. The current common assessment is \$312 and would increase to \$316 if the Board approves. A \$4.00 increase would generate approximately \$10,000 annually.

An email from Mary Lee Mohrlang concerning the previously discussed zip code change for Battlement Mesa was provided to the Board. Mary Lee’s email updated the Board that she would be attending the County Commissioners meeting on November 6th to request a grant to pay for costs associated with printing and mailing a survey to Battlement Mesa residents. Mary Lee will provide an update to the BMSA Board of Directors at the November 21st meeting.

Several Board Members suggested that future reference to the issue should be something other than a zip code change as the zip code was not being changed. It was suggested that “Address Change” was more appropriate.

Manager Rippy asked if anyone has reviewed the survey questionnaire. At this time none of the board members had seen the questionnaire. Mr. Rippy suggested that a copy be made available to the board so that they have a chance to review and comment before the questionnaire is printed. The Board agreed and Office Coordinator, Alex Morris, will email a copy of the questionnaire to the board members.

NEW BUSINESS – Director Kellerby gave an update on some of the events that Alpine Bank (Battlement Mesa branch) is hosting in the community. There will be a Community Shred Day on October 21st at 9:00am. Alpine Bank will also be buying Veterans breakfast at The Rough on November 11th.

OLD BUSINESS –

OTHER BUSINESS –

EXECUTIVE SESSION – Hearings – at 9:30am, Director Birrer made a motion, seconded by Director Mohrlang to enter executive session to conduct a covenant violation hearing. The motion passes unanimously.

At 10:06am, Director Dearing made a motion, seconded by Director Kellerby to come out of executive session. The motion passed unanimously.

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

Director Dearing made a motion, seconded by Director Birrer, to fine account 7143.03 in the amount of \$275.00 if the violation is not remedied in 30 days. The motion passed unanimously.

ADJOURNMENT - at 10:09 a.m.