

11/18/2025

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS

October 21, 2025

Present:	Dan Birrer	President, Battlement Creek Village
	Anne Kellerby	Vice President, Valley View Village
	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
	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 – <u>By Proxy</u>
	Brian Milleson	Director, Princeton Management – <u>By Zoom</u>
	Robert Gross	Director, RHP Properties – <u>By Zoom</u>

Absent Board Members:	Vacant	Director, Tamarisk Meadows
	Vacant	Director, Tamarisk Village

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

**COMMUNITY MEMBERS'PRESENT:**

April McCraw	RHP LLC - Zoom
Judy Thompsen	Monument Creek Village
Dan Roberts	Energy Development Partners
Norma Walker	Energy Development Partners
Kay Merry	Tamarisk Meadows
Judy Thompsen	Monument Creek Village
Sara McCurdy	First Eagles Point
Travis Elliot	Town of Parachute
Vinnie Tomasulo	Town of Parachute
Jeremy Fister	Lush Green Landscaping
Karla Distel	Community Counts
Jay Haygood	Tamarisk Meadows

**OWNERS OPEN FORUM** – None

**CALL TO ORDER**- President Birrer called the meeting to order at 9:04 a.m.

**DISCLOSURE OF CONFLICT**- None

**QUORUM** - A quorum was established for the regular meeting.

**September 16, 2025, REGULAR MEETING MINUTES**- Director Shore made a motion, seconded by Director Haschke, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.

**FINANCIAL REPORTS**- Director Davidson made a motion, seconded by Director Gates, to accept the September 2025 financial reports. The motion passed unanimously.

## COMMUNITY PRESENTATIONS:

- **Community Counts** – See report attached
- **Town of Parachute** – Travis Elliot & Vinnie Tomasulo
  - PATS (Parachute Area Transit System)
    - Travis asked the board for a \$10,000 donation. He went into depth about the benefits of having PATS in the community. You can find more information on the PATS bus schedules and fair at [www.ridepats.com](http://www.ridepats.com). Please see report attached.
  - Community Clean Up
    - The community cleanup will be held in April 2026. Vinnie encourages the BMSA to continue to participate in the event. The BMSA has added the Community Clean Up as a line item for next year's budget. Please see report attached.
- **Lush Green Landscaping** –
  - Jeremy welcomes feedback from the board to help improve services. He states they are trying hard to keep up with all the work in the community and appreciates the opportunity BMSA has offered him to work close to home. Delegate Haschke had questions about weed spraying. Jeremy explained they spray year around. He also suggested that the BMSA board budgets for spraying on trees and weeds.

## 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.

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** – See report attached

**Energy Advisory Board** – Next meeting date will be Thursday, December 4<sup>th</sup>, 2025

**Budget Committee** – Delegate VanCamp asked the board about the possibility of having animal control back in the community. The Board confirmed that it would not be something the BMSA could feasibly do. The BMSA does not have a large enough budget to fund an animal control program. Animal Control would have to be funded through Garfield County. The committee also is looking for an increase in the common assessment. Delegate Shore would also like the budget committee to consider the donation to PATS in the amount of \$10,000.

**Common Ground** – Director Kellerby, presented a report on all community happenings for Fall.

**MANAGER REPORT– BMMD District Manager Update** – On Monday, October 13th, the BMMD interviewed three finalists for the District Manager position. In accordance with Colorado statute, we will be posting the list of finalists at the following locations: BMMD office, Clark's Market and the BMMD website. We are currently awaiting the official verbiage for the notice from legal counsel. Once received, the notice will be posted for the required 14-day period. Following the completion of this mandatory posting period, BMMD will proceed with offering the position to one of the finalists.

**BMSA Requests** – 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 Civic Plus. At our last meeting, we were still waiting on a proposal from CivicPlus. Our 3 website development proposals are as follows:

- Align Media: \$15,000 - \$25,000 (Set up cost only)

- Streamline: \$1,500 (setup cost) \$800 (monthly, which includes built in ADA compliance, training and unlimited IT support)

- CivicPlus: \$1,000 (setup cost) \$500 (monthly, which includes training and unlimited IT support)

**Tamarisk Meadows Delegate Election** – The results of the Tamarisk Meadows Mail in Election for the vacant delegate position will conclude on Friday. So far, we have only received 6 ballots, and we need 15% (16 ballots) participation. Hopefully by 5:00pm on Friday 17th, we will have received at least ten more ballots to reach a quorum. I have contacted Jay Haygood to give him an update, as he was the self-nomination for the delegate position.

**Tamarisk Village Delegate Vacancy** – The results of the Tamarisk Village Mail in Election for the vacant delegate position will conclude on Friday. So far, we have only received 8 ballots, and we need 15% (27 ballots) participation. We will need to receive at least 19 ballots by 5:00pm on Friday 17th to reach a quorum. I have contacted Amber Vrooman to give her an update, as she was the self-nomination for the delegate position.

**Administrative Assistant Position** – The BMMD is currently seeking an additional Administrative Assistant. This position has opened as our newest administrative employee will be transitioning into the Accounting/HR Manager role following Brenda Locker's retirement at the end of the year.

**CO River Valley Chamber State of the Community Luncheon** – The Chamber's annual State of the Community Luncheon will be held on Tuesday, February 24th, 2026, from 11:00am to 2:00pm. The BMSA has been invited to join and to present and share what's ahead for 2026. I have included the Chamber's Presenter Guidelines for you to look at. I think with the multiple talented members we have on this Board, we could really come up with something great.

**Median Trees** – As some of you may have noticed, the dead trees in the medians have been removed. In the spring, Lush Green Landscaping will return to remove the remaining small stumps. Most of these trees were unfortunately damaged beyond recovery due to insect infestations.

**For Your Information** – I have included in your packet a couple of community items. The first item is an article that was published in the Post Independent about the Parachute Area Transit System (PATS). The second item is a Public Notice that the Parachute/Battlement Mesa Park and Recreation District has applied for a permit to build a trail along S. Battlement Parkway.

**NEW BUSINESS** – none

**OLD BUSINESS** – Assistant Manager, Alex Morris gave an update on Carports possibly being allowed in Monument Creek Village through the 10<sup>th</sup> Amendment to the Declaration. Delegate Shore further explained the voting process between the Board of Directors and the Board of Delegates and what the difference is between the two.

**OTHER BUSINESS** – none

**EXECUTIVE SESSION** – Director VanCamp made a motion, seconded by Director Gates to go into executive session at 11:01 am. The motion passed unanimously.

Director Gates made a motion, seconded by Director Kellerby to come out of executive session at 11:07 am. The motion passed unanimously.

Director Shore made a motion, seconded by Director VanCamp, to approve adding \$275 within 30 days if violation is not remedied to account 7032.03.

**ADJOURNMENT** - at 11:08 a.m.