

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

November 21, 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
Jane Edwards	Director, The Reserve
Anne Kellerby	Director, Valley View Village
Dianna Arnett	Director, Tamarisk Meadows
Bert Hyman	Director, Princeton Management – <u>By Proxy</u>
Jerry Mohrlang	Director, Stone Ridge Village
Adam Ford	Director, Mesa Ridge Townhomes – <u>By Proxy</u>
Robert Gross	Director, RHP Properties – <u>By Proxy</u>

Absent Board Members:

Angela Barton	Town Center Filing I, III
Willy Dearing	Director, Fairway Villas
Tammie VanDeusen	Director, Town Center Filing II

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Ben Tipton	Tamarisk Village
Mary Lee Mohrlang	Stone Ridge
Brandy Swanson	Battlement Creek
Sara McCurdy	Eagle's Point

OWNERS OPEN FORUM – Mary Lee and Brandy updated the Board on the Parachute/Battlement Mesa Address Change survey that will be sent out to Battlement Mesa residents. This survey will inform residents on what they need to do if the address change is implemented and allow them to vote if they would like the change to happen. The Garfield County Commissioners approved a grant in order for the survey to be mailed out. The residents can respond via Survey Monkey or drop of the survey at a drop location.

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.

OCTOBER 26, 2023, REGULAR MEETING MINUTES- Director Birrer made a motion, seconded by Director Provstgaard, to approve the minutes of the regular meeting. The motion passed unanimously.

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

COMMITTEE REPORTS

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

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 October.

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 October.

Associated Governments of Northwest Colorado – See Report

Energy Advisory Board – None.

MANAGER REPORT– Manager Rippy noted that the remainder of his Manager Report would be presented during the consideration of the 2024 annual budget, under New Business on the agenda.

Over the past few months, a large portion of the old street signs have been replaced throughout Battlement Mesa. This expense was a budgeted capital item for 2023. Management will complete another inventory to identify additional signs that require replacement in 2024.

The BMSA Architectural Committee has reviewed the language of the architectural standards concerning metal roofs. The committee has authorized a modification to the language that would allow metal roofs in Monument Creek Village. The Board of Directors will need to vote to approve the change by resolution.

NEW BUSINESS – Director Edwards made a motion, seconded by Director Shepherd, to approve the resolution amending the architectural standards to allow metal roofs in Monument Creek Village. The motion passed unanimously.

Manager Rippy presented the 2024 annual budget.

The proposed budget includes a \$4 increase in the annual common assessment. The current common assessment is \$312, the \$4 increase would set the assessment at \$316. The equates to a 1.3% increase or \$1 per quarter. The annual trash assessment remains unchanged at \$197 annually.

The increase in the common assessment is necessary to keep up with increasing costs to continue providing the same level of maintenance and other services. Management's focus over the past several years has been to propose modest increases in the assessment to mitigate the financial impact to residents and businesses and keep up with the demand of increasing costs due to inflation.

The largest contributor to increasing costs is associated with landscape, open space, and common area maintenance. These services include mowing, irrigation, spraying, tree service, fences, benches, irrigation water, irrigation repair, waterfall maintenance and maintenance of the medians. Contributing factors are irrigation water costs, irrigation repairs to an old system and the cost of contract maintenance services.

Director Shepherd made a motion, seconded by Director Reuter, to approve the 2024 annual budget to include the increase of the common assessment to \$316 per year. The motion passed unanimously.

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The Colorado Dream

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OLD BUSINESS –

OTHER BUSINESS –

EXECUTIVE SESSION – Hearings – at 10:17am, Director Edwards made a motion, seconded by Director Provstgaard to enter executive session to conduct a covenant violation hearing. The motion passed unanimously.

At 10:22am, Director Kellerby made a motion, seconded by Director Provstgaard to come out of executive session. The motion passed unanimously.

Director Dearing made a motion, seconded by Director Kellerby, to fine accounts 6946.01, 6956.01, and 6958.01, each in the amount of \$275.00 if the violation is not remedied in 30 days. The motion passed with Director Arnett abstaining.

ADJOURNMENT - at 10:23 a.m.