

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

12/16/2025

November 18, 2025

Present: Dan Birrer President, Battlement Creek Village
Anne Kellerby Vice President, Valley View Village
Tony Haschke Sec/Treasurer, Monument Creek Village – By Proxy
Lynn Shore Director, Willow Creek Village
Chris Davidson Director, Stone Ridge Village
Megan VanCamp Director, Canyon View Village – By Proxy
Michael Churchill Director, Eagle's Point
Mary Jo Schreiner Director, The Reserve
Jay Haygood Director, Tamarisk Meadows
Brad Gates Director, Fairway Villas
Cyndi Powers Director, Mesa Ridge Townhomes
Brian Milleson Director, Princeton Management – By Zoom

Absent Board Members: Robert Gross Director, RHP Properties
Tammie VanDeusen Director, Town Center Filing I, II, III
Vacant Director, Tamarisk Village

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

COMMUNITY MEMBERS' PRESENT:

April McCraw RHP LLC - Zoom
Judy Thomphsen Monument Creek Village
Jeremy Fister Lush Green Landscaping
Eric Short Lush Green Landscaping
Kieth Lammy Manager- Eagle's Point & Canyon View Village
Fred Burdick Willow Creek Village

OWNERS OPEN FORUM – Eric and Jeremy from Lush Green presented their 18-year history of serving the Battlement Mesa Community, highlighting their long-term employees and significant financial contributions to the area. They discussed challenges with water usage and proposed solutions.

Kieth Lammy spoke on behalf of Eagle's Point and Canyon View Village. He wanted the board to note that by not keeping Lush Green Landscaping it would have a huge impact on the sub-association. Delegate Anne Kellerby agreed, stating that Valley View Village also contracts Lush Green for their Landscaping needs. Mr. Lammy also encourages the board to approve \$10,000 to PATS.

CALL TO ORDER- President Birrer called the meeting to order at 9:21 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

October 21, 2025, REGULAR MEETING MINUTES- Director Shore made a motion, seconded by Director Haygood, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.

FINANCIAL REPORTS- Director Shore made a motion, seconded by Director Powers, to accept October 2025 financial reports. The motion passed unanimously.

REPORTS:

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 October.

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 October.

Associated Governments of Northwest Colorado – See report attached

Energy Advisory Board – Next meeting date will be Thursday, December 4th, 2025

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

Colorado River Valley Chamber – No representative has been appointed to fill the at-large seat.

MANAGER REPORT– BMMD District Manager Update – On Friday, November 7th, the BMMD held a Special Meeting to extend an offer for the District Manager position to their finalist, Brandon Burke. Mr. Burke has accepted the offer and will officially be starting December 8th. Many of you may already know Brandon. He's a familiar face in the community, recognized for his dedication, involvement in events, and contributions to community development.

Tamarisk Meadows Delegate Election – The results of the Tamarisk Meadows Mail in Election for the vacant delegate position have been concluded. We received 14 ballots, via mail. We needed 15% (16 ballots) participation, and at the Tamarisk Meadows Village Meeting on October 28th, we were able to receive two more ballots, making a quorum, and electing Jay Haygood as our next Tamarisk Meadows Delegate. He will serve a 3-year term. Thank you, Mr. Haygood, for volunteering to represent your village!

Tamarisk Village Delegate Vacancy – The results of the Tamarisk Village Mail in Election for the vacant delegate position has concluded. We only received 11 ballots, and we needed 15% (27 ballots) participation. At the Tamarisk Village Meeting on October 30th, only village member attended. With no quorum, once again, Tamarisk Village is without a delegate and does not have representation on the BMSA Board of Directors.

Facebook Page – We are pleased to announce the launch of a new and improved BMSA Facebook page, now managed by Kear & Co. The previous page has been deactivated, as it was connected to my personal account. Kearstin has done an excellent job setting up and managing the new page. The office staff has provided her with a list of upcoming post topics, including information on Animal Control, dogs, and the restriction on motorized vehicles on our trails. We would also like to feature an introduction of the Board of Directors, either individually or as a group, with a photo.

NEW BUSINESS – The Board of Directors agreed to put sheds on a future agenda for discussion.

OLD BUSINESS – Director Davidson made a motion, seconded by Director Schreiner to approve Assistant Manager Alex Morris to go back to Bruin Waste with a counteroffer of \$17.50 for 5years and to lock in \$10 extra trash can for residents. The motion passed unanimously.



Director Shore made a motion, seconded by Director Powers to approve Assistant Manager Alex Morris offering Lush Green Landscaping a one-year contract with an increase of 5% rather than the requested 8% increase, while maintaining both irrigation and landscaping services. The motion passed unanimously.

Director Shore made a motion, seconded by Director Churchill to approve the street sweeping contract for \$4,460 for biannual sweeps in spring and fall. The motion passed unanimously.

Director Shore made a motion, seconded by Director Churchill to approve \$10,000 contribution to PATS with reconsideration in subsequent years. The motion passed unanimously.

Director Davidson made a motion, seconded by Director Schreiner, to approve website management from Streamline for \$1,500 for setup, which includes templates and control and \$800 a month. The motion passed unanimously.

The Board tabled discussion on the Tenth Amendment to the Declaration of Covenants, Conditions, and Restrictions regarding carports in Monument Creek Village. Assistant Manager Alex Morris will gather additional information from the Board to present to the Architectural Committee.

Director Shore made a motion, seconded by Director Churchill, to approve Covenant Contract for \$72,000 for 2026. The motion passed unanimously.

OTHER BUSINESS – none

EXECUTIVE SESSION – Director Birrer made a motion, seconded by Director Churchill to go into executive session at 11:15 am. The motion passed unanimously.

Director Shore made a motion, seconded by Director Haygood to come out of executive session at 11:29 am. The motion passed unanimously.

Director Kellerby made a motion, seconded by Director Davidson, to approve adding \$275 within 30 days if violation is not remedied to account 6902.01.

ADJOURNMENT - at 11:31 a.m.