



BATTLEMENT MESA
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

December 19, 2023

APPROVED
02/20/2024

Present:

Tony Haschke	President, Monument Creek Village
Amy Provstgaard	Vice President, Tamarisk Village – <u>By Proxy</u>
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 – <u>By Proxy</u>
Anne Kellerby	Director, Valley View Village
Dianna Arnett	Director, Tamarisk Meadows – <u>By Proxy</u>
Jerry Mohrlang	Director, Stone Ridge Village
Willy Dearing	Director, Fairway Villas

Absent Board Members:

Angela Barton	Town Center Filing I, III
Tammie VanDeusen	Director, Town Center Filing II
Bert Hyman	Director, Princeton Management
Adam Ford	Director, Mesa Ridge Townhomes
Robert Gross	Director, RHP Properties

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Mary Lee Mohrlang	Stone Ridge
Brandy Swanson	Battlement Creek
Sara McCurdy	Eagle's Point
Judy Thomsen	Monument Creek
Rob & Brice	Bruin Waste Management

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. They implemented the changes that the Board suggested for the survey. This survey will inform residents of 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.

Current BMSA trash service contractor, Bruin Waste Management, located in Naturita, Colorado, introduced themselves to the Board of Directors. Bruin Waste Management currently provides trash service to Telluride, Montrose, Silverton, Delta, Cortez, Ouray, Paonia, Cedaredge, Ridgeway, and others. The Board members asked Bruin Waste about where they dump their waste from Battlement Mesa and about recycling. Bruin responded that they take Battlement Mesa's waste to the Garfield County Landfill, and they are looking into offering recycling to the community.

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

Page 1 of 3

The Colorado Dream

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DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

NOVEMBER 21, 2023, REGULAR MEETING MINUTES- Director Dearing made a motion, seconded by Director Birrer, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Birrer made a motion, seconded by Director Reuter, to accept the financials subject to audit for November 30, 2023. The motion passed unanimously.

COMMITTEE REPORTS

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

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 November.

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 November.

Associated Governments of Northwest Colorado – None

Energy Advisory Board – None.

MANAGER REPORT– Contracts with several of BMSA’s service providers are up for renewal in the year 2024. All of the contractors have been providing services for the BMSA for many years and have continued to provide good services. No increase in the cost of service is being proposed. The following contracts require approval from the Board of Directors for the 2024 budget year.

Association Management :	Battlement Mesa Metropolitan District	\$117,000
Covenant Enforcement :	Battlement Mesa Metropolitan District	\$ 21,000
Street Sweeping :	Battlement Mesa Metropolitan District	\$ 15,000
Legal Services :	Altitude Law Services (Retainer)	\$ 2,820
Weed Management :	Mountain Lawn LLC	\$ 10,000

The contractor, MV Maintenance, has completed the repair of several benches in the common area of Monument Creek Village and one of the two benches that was designated for replacement, in the Saddleback Village Common area. What Manager Rippey and MV Maintenance have discovered is that many of the old wooden benches are mounted in concrete pads. The new metal benches that the BMSA has in stock will not match up with the holes in the concrete that the wooden benches are currently mounted in. This means that new holes will need to be cut in the concrete, which is not easy nor is it aesthetically pleasing, or the concrete pad needs to be removed and replaced. This could change the cost of replacing the old benches significantly. Therefore, in order to get the damaged benches in descent shape and remove any potential liability issues, Manager Rippey had the contractor repair the benches. Manager Rippey will do further evaluation of the remaining benches as well as research other metal benches that might be able to match up to the existing wood benches.

Assistant Association Manager, Vinnie Tomasulo, has accepted a position with the Town of Parachute and will be leaving his current position December 31, 2023. Current Office Coordinator, Alex Morris, has been designated to replace Mr. Tomasulo effective January 1, 2024. Alex has been employed with the BMMD since January of 2019,

originally as an Administrative Assistant and later promoted to the Office Coordinator position in 2021. Alex is very familiar with BMSA operations by preparing meeting packets, uploading information to the website, and preparing meeting minutes that we anticipate a very smooth transition.

NEW BUSINESS – Director Shepherd made a motion, seconded by Director Mohrlang, to approve the 2024 contracts with the Battlement Mesa Metropolitan District to provide association management services, covenant enforcement services and street sweeping services; Altitude Law Services to provide legal services; and Mountain Lawn, LLC to provide weed management services. The motion passed unanimously.

Director Reuter made a motion, seconded by Director Kellerby to approve becoming a Booster Sponsor of \$150.00 to the Grand Valley High School. The motion passed unanimously.

OLD BUSINESS –

OTHER BUSINESS –

EXECUTIVE SESSION – Hearings – at 10:11am, Director Birrer made a motion, seconded by Director Mohrlang to enter executive session to conduct a covenant violation hearing and to consider collection action for unpaid debt. The motion passed unanimously.

At 10:21am, Director Dearing made a motion, seconded by Director Birrer to come out of executive session. The motion passed unanimously.

President Haschke made a motion, seconded by Director Birrer, to fine accounts 6958.01 and 6574.02, each in the amount of \$275.00 if the violation is not remedied in 30 days. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Mohrlang to send account 6946.03 to collections for unpaid debt.

ADJOURNMENT - at 10:29 a.m.