

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

January 17, 2023

Present:

Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Bob Arrington	Director, Willow Creek Village
Tony Haschke	Director, Monument Creek Village
Jerry Mohrlang	Director, Stone Ridge Village
Jane Edwards	Director, The Reserve
Dianna Arnett	Director, Tamarisk Meadows
Dan Birrer	Director, Battlement Creek Village
Tammie VanDeusen	Director, Town Center Filing II
Al Reuter	Director, Eagle's Point
Robert Gross	Director, RHP Properties – <u>By Proxy</u>
Bert Hyman	Director, Princeton Management – <u>By Proxy</u>

Absent Board Members:

Penny Roehm	Director, Valley View Village
Angela Barton	Town Center Filing I, III
Brad Gates	Director, Fairways
Adam Ford	Director, Mesa Ridge Townhomes

Also Present:

Steve Rippy	Association Manager
Vinnie Tomasulo	Assistant Association Manager
Alex Morris	Administrative Assistant

COMMUNITY MEMBERS PRESENT:

Anne Kellerby	– Valley View Village
Amy McFarren	– Monument Creek Village
Travis Elliott	– Town of Parachute Manager

OWNERS OPEN FORUM – Community Member Amy McFarren, requested a status update on the CC&R document reorganization. There was a previous committee formed to fulfill this task, but the majority of that committee's members are no longer a member of Board of Directors.

Director Provstgaard made a motion, seconded by Director VanDeusen to create a new committee to build a summary page of the covenants and review the CC&R's. The motion passed unanimously. The new committee consists of Director VanDeusen, Director Birrer and Director Provstgaard.

CALL TO ORDER- Director Provstgaard called the meeting to order at 9:01 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

ELECTION OF OFFICERS – Board President: Director Provstgaard made a self-nomination; the nomination was seconded by Director Reuter. Director Mohrlang nominated Director Haschke; the nomination was seconded by Director VanDeusen. Director Arnett nominated Director Gates; the nomination was seconded by Director Reuter.

The Directors voted by secret ballot; Director Haschke received 6 votes, Director Provstgaard received 4 votes, 2 votes were cast for Director Birrer. Director Haschke was elected President.

Vice President: Director Arnett nominated Director Provstgaard; the nomination was seconded by Director Edwards. There were no further nominations and the Board voted unanimously to elect Director Provstgaard as Vice President.

Secretary/Treasurer: Director Shepherd made a self-nomination; the nomination was seconded by Director Provstgaard. There were no further nominations and the Board voted unanimously to elect Director Shepherd as Secretary/Treasurer.

DECEMBER 20, 2022, REGULAR MEETING MINUTES- Director Provstgaard made a motion, seconded by Director Reuter, to approve the minutes of the regular meeting with changes. The motion passed unanimously.

FINANCIAL REPORTS- Director VanDeusen made a motion, seconded by Director Reuter to accept the financials subject to audit for December 31, 2022. The motion passed unanimously.

COMMITTEE REPORTS

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

Architectural Committee – Assistant Manager, Vinnie Tomasulo, presented a report of member properties that had submitted architectural applications and the actions taken by the Committee in the month of December.

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 December.

Oil & Gas Committee – No report was given.

Associated Governments of Northwest Colorado – There are no meetings in December and January.

Energy Advisory Board – Discussion about the upcoming year's schedule.

MANAGER REPORT– Penny Roehm has resigned her position as the delegate for Valley View Village. The Valley View Village Board of Directors will need to take action to appoint a new delegate to represent the village and serve as a member of the BMSA Board of Directors.

The streetlight at the corner of River Bluff Road and West Battlement Parkway was hit and damaged by a vehicle on December 8, 2022. The light pole, light fixture and concrete base were a complete loss. The management office has filed a request with Colorado State Patrol to obtain an accident report in order to identify the owner of the vehicle in order to file an insurance claim. To date, we have not received the report and are continuing to follow up. With the destruction of the concrete base the replacement of the pole will be difficult due to the winter season as the excavation and pouring of concrete is challenging this time of year.

White River Tree Service completed the trimming of several trees in the common areas of Battlement Mesa this past week. White River does tree trimming of groups of trees each year in order to remove dead limbs and keep the trees healthy. These trimmings occur in December or January of each year which allow for reduced costs due to the off season.

A variety of the contract services provided to the BMSA for different maintenance items need to be renewed by the Board of Directors for 2023. All of the contractors on the list provided by Manager Rippy, have provided a specific service for the BMSA for a period of at least 6 years and in some instances for as many as 15 years.

The only proposed increase from contractors in the annual cost for service is Lush Green Landscapes for landscape maintenance. Based upon the services provided by the other contractors and their experience and familiarity with providing those services for the BMSA, Manager Rippy recommends approval of the proposed contracts for each of the contractors.

NEW BUSINESS – The Town of Parachute’s Manager, Travis Elliott presented upcoming plans and projects that the town has scheduled. The main project is a trails plan to accommodate pedestrians, mountain bikers, motorized users, bicyclists & equestrians. Mr. Elliott also presented plans for downtown Parachute for beautification and appeal. Travis updated the Board of upcoming events in the Town of Parachute, such as the Public Open House (to learn more about proposed projects), Parachute Pick Up, Grand Re-Opening of the Wassam McKay House, Rockmaggedan and Grand Valley Days.

The Board approved the proposed contracts for each of the contract renewals.

OLD BUSINESS – In the meeting packet, Administrative Assistant, Alex Morris, provided the Board with a copy of the letter that Director Mohrlang wrote and sent to the Postal Service to help with the Zip Code issue between Battlement Mesa and Parachute.

Director Edwards researched the price of brackets to hold the CMC Banners on the streetlights. Manager Rippy will look further into purchasing brackets and installation.

The Board requested an update on the language being considered by the Architectural Committee that would modify the covenants to allow chickens to be kept by property owners. Assistant Manager, Vinnie Tomasulo, reported that the Architectural Committee has not yet reviewed new language because there are several areas of the covenants that will need consideration and possible modification. He hoped that the Committee may be able to review the language at one of their meetings in February.

Garfield County Commissioner, Mike Samson, will attend the BMSA Board of Directors meeting in March.

OTHER BUSINESS –

HEARINGS –

EXECUTIVE SESSION – Director Provstgaard made a motion, seconded by Director Birrer to enter into executive session to consider collection action on 4 accounts for unpaid debt. The motion passed unanimously.

Director Mohrlang made a motion, seconded by Director Edwards to come out of executive session. The motion passed unanimously.

Director Provstgaard made a motion, seconded by Director Birrer to send accounts 7089.02, 6363.04, 7146.02 and 8398.02 to collections for unpaid debt.

ADJOURNMENT - at 11:13 a.m.