

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

November 22, 2022

Present:

Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Brad Gates	Director, Fairways
Bob Arrington	Director, Willow Creek Village
Adam Ford	Director, Mesa Ridge Townhomes – <u>By Proxy</u>
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
Angela Barton	Town Center Filing I, III – <u>By Proxy</u>
Tammie VanDeusen	Director, Town Center Filing II
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
Al Reuter	Director, Eagle's Point

Also Present:

Vinnie Tomasulo	Assistant Association Manager
Alex Morris	Administrative Assistant

COMMUNITY MEMBERS PRESENT:

William Dearing – Fairway Villas
Dani Paszek – Monument Creek
Anne Kellerby – Valley View

OWNERS OPEN FORUM – Previous BMSA President, Laurel Koning, came to give her goodbyes one last time. She let the board know that she, along with BMSA staff, will be decorating the Holiday Tree at Turkey Trail Park, next week.

Dani Paszek presented a 60+ signature petition asking if the bylaws be amended for household pets, to allow chickens (hens only). Paszek gave a presentation on why chickens would be great for the community. Association Assistant Manager, Vinnie Tomasulo, explained that the Board needs to approve the Architectural Committee researching this amendment. The regulations now state that residents can only have one out building. The Architectural Committee needs to decide allowing homeowners to have a chicken coop along with their shed or any other allowed outbuilding, or forego a shed/pergola in place of their chicken coop. The Board approved moving forward with the idea of allowing chickens.

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

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

OCTOBER 18, 2022, REGULAR MEETING MINUTES- Director Gates made a motion, seconded by Director Arnett, to approve the minutes of the regular meeting. The motion passed unanimously.

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The Colorado Dream

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FINANCIAL REPORTS- Director Mohrlang made a motion, seconded by Director VanDeusen to accept the financials subject to audit for October 31, 2022. 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 of 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.

Oil & Gas Committee – No report was given.

Associated Governments of Northwest Colorado – Director Haschke informed the Board of a grant schedule that was presented at the AGNC meeting. The AGNC has multiple grants that can be applied for, to improve the bridge connecting the Town of Parachute to Battlement Mesa. Unfortunately, the BMSA is not eligible to apply for these grants due to not being a municipality. Director Haschke encouraged the Board to contact our commissioners about the situation. Association Assistant Manager, Vinnie Tomasulo, suggested that the Board invite County Commissioner, Mike Samson, to a board meeting so the BMSA Board can ask questions and get updates regarding Garfield County issues in general.

Energy Advisory Board – Next meeting is in December.

MANAGER REPORT– The Holiday Tree is now in place at Turkey Trail Park. Laurel Koning and BMSA staff will start decorating next week, after Thanksgiving.

The annual village meetings are now concluded. Battlement Creek Village, The Reserve, and Monument Creek Village all had a quorum. Stone Ridge, Tamarisk Meadows, Tamarisk Village and Willow Creek Village did not have a quorum and were not able to approve minutes. Given that Tamarisk Meadows and Tamarisk Village did to attain quorum, the Board will need to vote on a resolution, at the December meeting, to hold an election through mail out ballots for the Tamarisk Meadows and Tamarisk Village Director positions.

Association Assistant Manager, Vinnie Tomasulo, informed the Board that he is working on a presentation for December's Board meeting regarding potential investment strategies/options for the Association's capital reserves. Given the interest rate increases that have occurred throughout the year, the BMSA has the opportunity to receive much higher rates of return on its reserve balance.

On July 22, 2022, a wildfire broke out in the open space area near the intersection of River Bluff Road and S. Battlement Parkway. A few private fences and the community fence along S. Battlement Parkway were damaged by the fire. BMSA delayed the installation of the fence due to a request by one of the homeowners who wished to access the back of his property to remove several large trees that were burned. The homeowners landscaping has now been completed. BMSA will complete the fence installation in the next week or two.

NEW BUSINESS – In the Owners Open Forum, Dani Paszek inquired about the household pet bylaws being amended to allow chickens. Director Edwards made a motion, seconded by Director Haschke, to approve moving forward with the Architectural Committee researching the household pet bylaws to be amended. The motion passed unanimously.

Association Assistant Manager, Vinnie Tomasulo, explained the Annual 2023 Budget. Director Shepherd made a motion, seconded by Director Birrer, to approve the 2023 Annual BMSA Budget as presented. The motion passed unanimously.

Director Shepherd made a motion, seconded by Director Birrer, to approve the common assessment rate increase from \$308 per year to \$312 per year. The motion passed unanimously.

At October's meeting, CMC Representative, Tinker Duclo, presented to the Board, about possibly placing banners on the street light poles, that would feature CMC graduates from the community. The Board of Directors assembled a committee to head this project. The committee consists of Directors Haschke, Edwards, and Arrington. The CMC Banner Committee met and contacted Tinker with questions. After today's meeting, the Board had some additional questions about cost to the BMSA, verification on where they would be placed and for how long will they be displayed. Director Edwards will contact Tinker and have answers at the next Board meeting.

OLD BUSINESS –

OTHER BUSINESS –

ADJOURNMENT - at 10:11 a.m.

HEARINGS –