

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

June 20, 2023

Present: Tony Haschke President, Monument Creek Village
John Shepherd Sec/Treasurer, Canyon View Village
Bob Arrington Director, Willow Creek Village
Jerry Mohrlang Director, Stone Ridge Village
Dan Birrer Director, Battlement Creek Village
Al Reuter Director, Eagle's Point – By Proxy
Willy Dearing Director, Fairway Villas
Tammie VanDeusen Director, Town Center Filing II
Jane Edwards Director, The Reserve
Adam Ford Director, Mesa Ridge Townhomes

Absent Board Members: Angela Barton Town Center Filing I, III
Robert Gross Director, RHP Properties
Bert Hyman Director, Princeton Management
Amy Provstgaard Vice President, Tamarisk Village
Dianna Arnett Director, Tamarisk Meadows
Anne Kellerby Director, Valley View Village

Also Present: Vinnie Tomasulo Assistant Association Manager
Alex Morris Administrative Assistant

COMMUNITY MEMBERS PRESENT:

Megan Braby RHP Representative
Justin Farber RHP Representative
John Wenter Monument Creek Village
Jane Zwiefka Tamarisk Village
Lou Villario Garfield County Sheriff

OWNERS OPEN FORUM – John Wenter has concerns about parking on Ponderosa Circle. Homeowners park on the street and it gets very congested. John was curious about parking regulations within Monument Creek Village.

CALL TO ORDER- President Haschke called the meeting to order at 9:42 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

MAY 16, 2023, REGULAR MEETING MINUTES- Director Ford made a motion, seconded by Director Arrington, to approve the minutes of the regular meeting. The motion passed unanimously.

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

COMMITTEE REPORTS

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

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 May.

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 May.

Associated Governments of Northwest Colorado – None.

Energy Advisory Board – Direct Arrington updated the Board on what was presented at the meeting.

MANAGER REPORT– A copy of the 2022 preliminary financial audit was provided to the Board via email. There was no action to be taken. The audit was just for review and the final audit report will be provided at the July Board of Directors meeting.

Through May, expenditures only represent 28% of the year end budget, although 42% of the year has elapsed. The primary factor contributing to this is the cost of irrigation water for the parks and common area. The mild temperatures and abundance of rain have allowed for a significant reduction in water use. It is important to remember that water rates have been increased and the summer season temperatures along with a return to drier conditions can alter the amount of irrigation and the associated cost going forward. The cost of postage and copies is going to exceed the budget because of the new legislation concerning certified mail and the number of notices that must be sent. In addition, community fence maintenance will exceed budget due to the number offences damaged by high winds this spring.

Repairs are being made to another large section of fence along Monument Trail in Monument Creek Village. Additional repairs will also be made in other areas of Monument Creek Village

The second mowing of the native grasses in the open space areas are underway. The first and second mowing are the most important as they reduce the potential of fire by removing the most fire fuel as we head into summer. The native grasses usually become dormant after the second mowing and the third mowing is typically used to clean up any areas where growth has taken place.

The BMMD is continuing the sweeping of the residential streets. The street sweeper has had mechanical issues again requiring it to be taken to Denver for repairs, which has caused delays.

We have started staining the community fence along North Battlement Parkway near Battlement Creek Village.

NEW BUSINESS – Association Manager Steve Rippey provided the Board with a copy of the Rules & Regulations summary page that the committee drafted. The Board will review and will take action on it at the next meeting.

OLD BUSINESS –

OTHER BUSINESS - Director Ford asked if the Board would like to have the Garfield County Commissioner, Mike Samson, Garfield County Sheriff, Lou Vallario and Garfield County Road & Bridge Director, Wyatt Keesbery to attend the August meeting. The Board approved. Director Ford will contact them.

Director Birrer will be doing a BMSA segment on KSUN Radio that will be airing for the next month.

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The Colorado Dream

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Director Dearing updated the Board that the Fairway Villas submitted their own letter to the USPS regarding the zip code issue in Battlement Mesa and the Town of Parachute.

HEARINGS –

EXECUTIVE SESSION –

ADJOURNMENT - at 10:26 a.m.