

5/16/2023

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

April 18, 2023

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
Jerry Mohrlang	Director, Stone Ridge Village
Dianna Arnett	Director, Tamarisk Meadows
Dan Birrer	Director, Battlement Creek Village
Al Reuter	Director, Eagle's Point – <u>By Proxy</u>
Anne Kellerby	Director, Valley View Village
Willy Dearing	Director, Fairway Villas
Tammie VanDeusen	Director, Town Center Filing II

Absent Board Members:

Angela Barton	Town Center Filing I, III
Robert Gross	Director, RHP Properties
Jane Edwards	Director, The Reserve
Adam Ford	Director, Mesa Ridge Townhomes
Bert Hyman	Director, Princeton Management

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Sara McCurdy	Eagle's Point
Cyndy Hansen	The Reserve
Debbie Underwood	Monument Creek
Jeff Gonzales	Monument Creek
Mary Moore	Mesa Ridge Townhomes
Laurel Koning	Battlement Creek

OWNERS OPEN FORUM – Cyndy Hansen, Battlement Creek, voiced her concerns regarding the regulations on the height of sheds. The current regulations limit the overall height of sheds to eight feet. She explained that she was planning to build a shed and the height limit required shorter sidewalls to allow the peak of the gable to meet the eight-foot height limit. She feels this limits the utility of the shed for storage. She further explained that shed manufacturers she has worked with, do not provide sheds with eight-foot height because of the sidewall limits and because doors would also be shorter. The shed manufacturer recommended a 9'-3" height. Director Kellerby made a motion, seconded by Director Van Deusen, to have the Architectural Committee review the regulation and provide recommendation to the Board. The motion passed unanimously.

Debbie Underwood, Monument Creek, requested an update on the recent proposal by some Monument Creek residents that would allow residents to have chickens in the village. Ms. Underwood expressed that she was not in favor of modifying the covenants to allow residents to have chickens on their properties. Ms. Underwood also reported that there were several benches in the common area along Monument Trail that needed repair.

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The Colorado Dream

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Jeff Gonzales, Monument Creek, provided a statement to the Board concerning the Board's recent decision not to modify the covenants to allow residents to have chickens on their property. Mr. Gonzales's statement provided a list of beneficial reasons for property owners to be allowed to house chickens. After lengthy discussion, Director Mohrlang requested the Architectural Committee provide a formal report on their research that led to the Committee's recommendation to the Board not to modify the covenants that would allow chickens. The Board agreed to possibly revisit the previous proposal of allowing chickens.

Laurel Koning asked for a donation for Movies Under the Stars. Last year, the BMSA donated \$750. This request was moved to New Business for a motion.

CALL TO ORDER- President Haschke called the meeting to order at 10:02 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

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

FINANCIAL REPORTS- Director Arrington made a motion, seconded by Director Mohrlang to accept the financials subject to audit for March 31, 2023. The motion passed unanimously.

COMMITTEE REPORTS

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

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 March.

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 March.

Associated Governments of Northwest Colorado – The AGNC board discussed 2022 financials and 2023 budget.

Energy Advisory Board – None.

MANAGER REPORT– Association Manager, Steve Rippy has completed a draft Covenants/Rules/Regulations summary document for the purpose of providing easier access to important information for community members. Mr. Rippy will schedule a meeting with the committee members; Directors Birrer, VanDeusen and Provstgaard.

A review of the common area drainage along the trails located in the Saddleback and Tamarisk Village communities was completed last week. Recent high winds knocked a lot of branches into the drainages and edges of the trail. BMSA will be working to clean those areas in the coming weeks. In addition, there are several dead trees that will need to be cut down. Removal of the trees by a contractor will be scheduled.

The BMSA waterfall basins are scheduled to be cleaned and filled with water to have the waterfall operating by the first of May.

The BMMD has begun street sweeping of the Battlement Parkways and Stone Quarry Road. Garfield County will pay for the sweeping of these streets. The County has also notified the Association Manager, Steve Rippy, that they will be applying chip & seal to some of the four-lane streets at the completion of sweeping.

Recent winds have damaged several sections of the BMSA community fences in Monument Creek Village and Tamarisk Meadows. BMSA is scheduling repairs to these fences to begin later this week and continue into the following week.

The startup of irrigation systems throughout Battlement Mesa will begin approximately May 1st.

NEW BUSINESS – Director Reuter made a motion, seconded by Director Mohrlang to donate \$1,000 to Movies Under the Stars.

OLD BUSINESS – Director Mohrlang provided some information regarding the zip code issue in Battlement Mesa and the Town of Parachute. The United States Postal Service (USPS) responded in writing to the recent BMSA letter that requested a separate zip code in Battlement Mesa. The USPS denied the request for a separate zip code for Battlement Mesa and provided 45 days for an appeal. Director Mohrlang believed an appeal may be forth coming from Senator Bennet’s office, although there is no confirmation of that.

OTHER BUSINESS – BMSA staff has created a Facebook page for the Battlement Mesa Service Association.

Willy Dearing was elected as the new delegate for Fairway Villas by the Fairway Villas Board of Directors.

HEARINGS –

EXECUTIVE SESSION –

ADJOURNMENT - at 10:34 a.m.