

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

May 16, 2023

Present:

Tony Haschke	President, Monument Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
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
Anne Kellerby	Director, Valley View Village
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

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Marylee Mohrlang	Stone Ridge
Brandy Swanson	Battlement Creek Village
Megan Braby	RHP Representative
Justin Farber	RHP Representative

OWNERS OPEN FORUM –

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

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

APRIL 18, 2023, REGULAR MEETING MINUTES- Director Birrer made a motion, seconded by Director Provstgaard, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Provstgaard made a motion, seconded by Director Mohrlang to accept the financials subject to audit for April 30, 2023. The motion passed unanimously.

COMMITTEE REPORTS

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

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 April.

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 April.

Associated Governments of Northwest Colorado – None.

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

MANAGER REPORT– Fence repairs have been occurring in the Tamarisk Meadows, Monument Creek and Willow Creek villages over the past several weeks. Strong winds damaged seven fence sections along Monument Trail in the Monument Creek village, two sections in Tamarisk Meadows and one section in willow Creek. This is the second spring in a row in which multiple sections of fence have been damaged by wind. Due to the large number of repairs, Manager Rippy anticipates that the maintenance costs will again exceed the budgeted amount for fence repairs.

The BMMD completed the sweeping of the 4-lane parkways and Stone Quarry for the county and has now begun street sweeping in the residential neighborhoods. Due to the amount of gravel laid on the streets through the winter months, it is anticipated the street sweeping will take several weeks to complete this year.

Lush Green Landscapes has begun right-of-way mowing along the parkways as well as the open space areas. The spring season always brings fast growth of the native grasses and weeds. Therefore, additional mowing will be required throughout the season and into the summer to try and keep up with the growth.

The audit of the 2022 BMSA financial records is nearly complete. The audit firm, McMann & Associates, has been working with BMSA Management and reviewing financial documents since the first of March. We anticipate that they will be preparing the preliminary 2022 audit report within the next few weeks.

Garfield County is currently crack sealing the Battlement Parkways, Sippelle Drive and Spencer Parkway. They will also do crack seal on Stone Quarry Road. When they complete the crack seal, they will have a contractor chip and seal those streets.

NEW BUSINESS –

OLD BUSINESS – Marylee Mohrlang and Brandy Swanson provided additional 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 appealed the denial for the request of a separate zip code for Battlement Mesa. The letter from the USPS confirmed that Battlement Mesa can be listed and associated with the 81635-zip code. Ms. Swanson stated that to change the name associated with the 81635-zip code for residents of Battlement Mesa, from Parachute to Battlement Mesa, requires approval from Garfield County. A letter on behalf of the BMSA requesting this change should be submitted to the County. It was suggested that all the BMSA Directors add their signature to the letter. The Directors agreed that all would sign the letter upon completion of an acceptable draft.

OTHER BUSINESS –

HEARINGS – 8422.03

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The Colorado Dream

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EXECUTIVE SESSION – at 9:52am, Director Edwards made a motion, seconded by Director VanDeusen to enter executive session to conduct a covenant violation hearing. The motion passed unanimously.

At 10:05am, Director Mohrlang made a motion, seconded by Director VanDeusen to come out of executive session. The motion passed unanimously.

Director Provstgaard made a motion, seconded by Director Birrer to fine account 8422.03 in the amount of \$275.00 if the violation is not remedied in 30 days. The motion passed unanimously.

ADJOURNMENT - at 10:08 a.m.