

2/15/22

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

January 18, 2022

**Present:**

|                 |  |
|-----------------|--|
| Amy Provstgaard | Vice President, Tamarisk Village           |
| John Shepherd   | Sec/Treasurer, Canyon View Village         |
| Brad Gates      | Director, Fairways                         |
| Penny Roehm     | Director, Valley View Village              |
| Robert Cizik    | Director, Mesa Ridge Townhomes             |
| Dianna Arnett   | Director, Tamarisk Meadows                 |
| Bert Hyman      | Director, Princeton Management             |
| Tammy VanDeusen | Director, Town Center Filing II            |
| Robert Gross    | Director, RHP Properties – <u>By Proxy</u> |
| Jane Edwards    | Director, The Reserve – <u>By Proxy</u>    |
| Al Reuter       | Director, Eagle's Point                    |

**Absent Board Members:**

|               |                                     |
|---------------|-------------------------------------|
| Angela Barton | Town Center Filing I, III           |
| Laurel Koning | President, Battlement Creek Village |
| Bob Arrington | Director, Willow Creek Village      |

**Also Present:**

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

**COMMUNITY MEMBERS PRESENT:**

|                |                     |
|----------------|---------------------|
| Gordon Hoyt    | Valley View Village |
| Jerry Mohrlang | Stone Ridge         |
| Deanna Belgum  | Monument Creek      |

**OWNERS OPEN FORUM-** Gordon Hoyt expressed his concerns with covenant violation letters and fines he has received about mud on his driveway. Due to his occupation, Mr. Hoyt comes home with a dirty work truck. He was questioning why he received fines for two separate violations without a warning letter first. It was verified that the letters and fine were for one reoccurring violation. Mr. Hoyt also questioned as to why he is currently receiving violation letters, when he has been a resident for nine years without a complaint against him. Mr. Hoyt also requests that we communicate with him by phone if mud in his driveway becomes a problem.

Deanna Belgum relayed to the Board that the reoccurring covenant violations at 27 Pinyon Place have been remedied and all the trailers have been removed.

**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.

**DECEMBER 21, 2021 REGULAR MEETING MINUTES-** Director Reuter made a motion, seconded by Director Shepherd, to approve the minutes of the regular meeting. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Cizik made a motion, seconded by Director Reuter, to accept the financials subject to audit for December 31, 2021. The motion passed unanimously.

## COMMITTEE REPORTS

**Finance Committee-** See attached written report.

**Architectural Committee-** See attached written report

**Covenant Control Committee-** See attached written reports

**Oil & Gas Committee-** None

**Associated Governments of Northwest Colorado-** Meetings will start again next month

**Energy Advisory Board-** Meetings are now quarterly. Next meeting will be in April.

## MANAGER REPORT-

**Snow Removal – County Streets** – The BMSA office has received a significant number of phone calls from residents complaining about the snow removal from the streets. The community and residents assume the BMSA is responsible for snow removal. Garfield County owns and maintains the majority of streets in the community and is responsible for the snow removal. The exceptions are, the streets located in sub-associations. The sub-associations are responsible for snow removal in their villages as they are the owners of those streets. After Manager Rippey inspected the streets on January 3<sup>rd</sup>, he called County Commissioner, Mike Samson, and advised him that the cul-de-sacs had not been plowed and road conditions were bad. Mr. Samson contacted the Road & Bridge Director and Mr. Rippey noted the next day there were additional County equipment removing snow from streets.

**Fence Repair** – A large section of fence in the Monument Creek Village, along Stone Quarry Road, was knocked down by the strong winds we received a couple weeks ago. A total of seven posts were broken and many pickets damaged. BMSA part-time maintenance employee, Robert Holland, replaced the broken posts and damaged pickets. Two other fences were also reported damaged as a result of the winds; we will be scheduling those repairs.

**Delegate Elections – Stone Ridge/Monument Creek** – The BMSA office mailed letters to owners in the Stone Ridge & Monument Creek Villages advising them of an election to be held, and requesting any owners interested in serving as the delegate to contact the office. Shortly after the 21<sup>st</sup>, ballots for both villages will be prepared and mailed to all owners in each of the villages.

**The Reserve – Straw Poll Vote (Sheds)** – The BMSA Architectural Committee has reviewed and approved architectural standards for sheds in The Reserve, should the owners in the village vote favorable to allow sheds. Letters with the straw pole ballot will be mailed later this week.

**NEW BUSINESS** – Director Gates made a motion, seconded by Director Reuter, to provide KSUN Radio a \$1,500 sponsorship. The Board will give \$750 in January and another \$750 in July. The motion passed unanimously.

**UNRESOLVED/WORKING ITEMS** – None

**OTHER BUSINESS** – Director Cizik asked Manager Rippy if there is fire mitigation in place for Battlement Mesa. Mr. Rippy responded that a fire mitigation plan was established back in approximately 1994 when a wildfire claimed several homes in Battlement Mesa. The BMSA participates in that mitigation plan by maintaining a large amount of critical open space areas, including the mowing of native grasses and removal of brush to reduce fuel sources that pose significant fire concerns to nearby homes. Manager Rippy suggested asking the Fire District about fire mitigation specifically for his Village, since Mr. Cizik lives in a sub-association. Manager Rippy also suggested that the Board have the fire chief come discuss fire mitigation and evacuation plans for the community at a BMSA regular meeting.

Director Arnett had a resident complain about trees that are in the open space next to their property, are hitting their house. Manager Rippy asked that the customer contact the BMSA office and we will schedule for it to be fixed.

**HEARINGS** – 140 Talon Trail – Utility Trailer

Director Shepherd made a motion, seconded by Director Cizik, to implement a fine of \$25.00 per day on the owners at 140 Talon Trail starting February 1<sup>st</sup>, if the problem has not been remedied. The motion passed unanimously.

14 River View Place – Property maintenance

Director Rueter made a motion, seconded by Director Gates , to implement a fine of \$25.00 per day on the owners at 14 River View Place starting February 1<sup>st</sup>, if the problem has not been remedied. The motion passed unanimously.

**ADJOURNMENT** - at 9:53 a.m.