

Approved  
February 18, 2020

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
January 21, 2020

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village by Proxy
Dianna Arnett	Director, Tamarisk Meadows
Bob Arrington	Director, Willow Creek Village
John Keller	Director, The Reserve
Al Reuter	Director, Eagle's Point
Justin Caselman	Director, Stone Ridge Village
Brad Gates	Director, Fairways
Robert Cizik	Director, Mesa Ridge Townhomes
Robert Gross	Director, RHP Properties by Proxy
Dale Johnson	Director, Princeton Management Properties

Absent Board Members:

Eric Schmela	Declarant, Battlement Mesa Partners
Samuel Stewart	Director, Monument Creek Village
Penny Roehm	Director, Valley View Village

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

Community Members Present: Karen Duncan (Monument Creek), James Lindsay (Tamarisk Village), and Judy Gentilcore (Fairways).

**OWNERS OPEN FORUM-** James Lindsay was inquiring about amending the Architectural Standards to allow metal roofs. Steve Rippy explained that the language of the text is being worked on and it should be ready by spring. James Lindsay also wanted to know what the status of the modular that burned at 95 E. Tamarack. The Board thought it would be a good idea to contact the owner and see if a time line when the damaged modular will be removed and the new one brought in can be determined.

Mr. Lindsey asked for clarification about vehicles parked on the street in his neighborhood as there were several homes that had 3 or 4 vehicles parked on the street causing congestion. Mr. Rippy explained the streets were owned by Garfield County and county regulations allow for parking on the streets. Mr. Rippy further explained that parking on the street is not a covenant violation and the number of vehicles owned or parked on the street by an owner is not a violation unless the vehicle can be identified as abandoned or inoperable.

Karen Duncan mentioned that a real estate sign is still located in the common area of Monument Creek Village. Ms. Loschke stated that she will follow up on getting the sign removed.

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*The Colorado Dream*

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Ms. Duncan asked when the BMSA covenant documents were going to be updated to include the modifications that have been incorporated into the original document over the years. President Koning explained that a recent inquiry to the BMSA attorney had been made concerning updating the documents. She expressed concerns about the cost of updating. Ms. Duncan offered to assist with updating the documents at no charge.

**CALL TO ORDER-** President Koning called the meeting to order at 9:25 a.m.

**DISCLOSURE OF CONFLICT-** None

**QUORUM -** A quorum was established for the regular meeting.

**KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON-** Mr. Kirby Wynn was not present

**DECEMBER 17, 2019 REGULAR MEETING MINUTES-** Director Arrington made the motion to approve the minutes and Director Provstgaard seconded. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Arrington made the motion to accept the financials for December 2019 subject to audit, Director Arnett seconded. 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-** There will be an Associated Government meeting in Rifle on February 19, 2020. Director Arrington announced that citizens can participate with the COGCC online at their website.

**Parks & Open Space & Trails Committee-** Nothing New To Report

**Associated Governments of Northwest Colorado-** Nothing New To Report

**EAB-** There is no meeting in January there will be a meeting in February.

**Manager Report-** See attached written report

**Declarant Report-** Declarant was not present

**NEW BUSINESS-** presented a request made by Fairway Villas representative, Brad Gates and Judy Gentilcore to see if the BMSA would consider accepting ownership of the Fairway Villas common area along W. Battlement Parkway. The common area is landscaped with grass turf and water is supplied by an automated irrigation system. Mr. Rippy explained that only 8 of the approximately 80 originally proposed units in the Fairways have been developed.

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In addition it appears that future development of Phase 2 and 3 is doubtful due to lack of infrastructure. Maintaining the common area has been a financial burden on the small number of Fairway Villas owners that are required to maintain the common area through their HOA dues. The high HOA dues have made it difficult to sell homes in the village and have shown to be an impediment to construction of new homes by potential builders.

The Fairway owners cannot afford to continue watering and mowing the area and intend to let the area dry up. The common area is highly visible and located in the heaviest traffic portion of the parkway. Mr. Rippy explained that he reviewed the irrigation and maintenance cost associated with the property and it appears the annual costs associated with the property are approximately \$10,000 - \$12,000.

After a lengthy discussion a majority of the Board Members agreed to give consideration to accepting ownership of the property. The Board requested Fairway Villas delegate, Brad Gates provide a letter of proposal from the Fairway Villas Board of Directors to be presented at the February BMSA board meeting.

**UNRESOLVED/WORKING ITEMS-** Steve Rippy reported that the electronic sign to be installed at Turkey Trail Park is still in the process of being manufactured. Once installed there may be some delay before it is operational due to gaining electrical access as Holy Cross updates the electrical connection

**OLD BUSINESS-** None

**OTHER BUSINESS-** It was decided that the BMSA Annual Meeting will be a 6:00 pm on April 16<sup>th</sup>, 2020.

The Board was also in agreement that they would not go through the foreclosure process at 362 Mineral Springs.

**ADJOURNMENT-** The meeting adjourned at 10:35 am.