

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

February 15, 2022

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Brad Gates	Director, Fairways
Bob Arrington	Director, Willow Creek Village
Tammie VanDeusen	Director, Town Center Filing II
Robert Gross	Director, RHP Properties – <u>By Proxy</u>
Jane Edwards	Director, The Reserve
Al Reuter	Director, Eagle's Point
Courtnee Vashus	Director, Mesa Ridge Townhomes

Absent Board Members:

Dianna Arnett	Director, Tamarisk Meadows
Bert Hyman	Director, Princeton Management
Penny Roehm	Director, Valley View Village
Angela Barton	Town Center Filing I, III

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Shannon Cassidy	Monument Creek
Debbie Sanderson	Fairway Villas
William Dearing	Fairway Villas
Gloria Leshner	Fairway Villas
Judi Gentilcore	Fairway Villas
MaryLee Mohrlang	Stone Ridge

OWNERS OPEN FORUM- Debbie Sanderson, Manager of Fairway Villas Homeowners Association, expressed concerns, on behalf of the Fairway Villas Board of Directors, related to the new house construction currently underway in the Fairway Villas. The FV Board is concerned that the house was not in compliance with the architectural standards when approved or that the house is not being constructed consistent with the approval. She asked if the BMSA Board would direct the BMSA Architectural Committee to review the application to determine if the Committee believes the approval was correct and whether the house is in compliance with the approved architectural application. She also asked that the committee determine whether a conflict of interest exists with the Committee concerning the application.

The Board agreed to have the Committee review the approved application and whether a conflict exists on the committee.

CALL TO ORDER- President Koning called the meeting to order at 9:08 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

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JANUARY 18, 2022 REGULAR MEETING MINUTES- Director Arrington made a motion, seconded by Director Provstgaard, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Arrington made a motion, seconded by Director Reuter, to accept the financials subject to audit for January 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- Meeting will be on February 23, 2022

Energy Advisory Board- Next meeting will be in March.

MANAGER REPORT-

Election of BMSA Officers – The BMSA Board of Directors will elect the 2022 officers. The officer positions are President, Vice President and Secretary/Treasurer. Directors are allowed to self-nominate or they may nominate another director for each of the positions. Once nominations have been completed, the Directors will vote to fill the three positions. The election of the officers can be conducted by secret ballot if the Directors desire.

BMSA – Property Taxes – The BMSA received 5 property tax bills related to the 9 parcels of land received from Battlement Mesa Company in 2021. The tax bills totaled \$3,254.28 with the largest tax bill (\$2,911.32) associated with the parcel located in front of Tamarisk Village. The tax bills are for tax year 2021, payable in 2022. Because they were owned in 2021 by a private entity they qualified as taxable property. The Board adopted a resolution that qualified the parcel in front of Tamarisk Village as tax exempt for future years. Mr. Rippy anticipates the remaining parcels will also fall into the tax exempt status in 2022.

RHP Properties – This past month, the new Regional Manager for RHP, Justin Faber, met with Assistant Manager, Vinnie Tomasulo, and Mr. Rippy to introduce himself. They discussed common items of interest concerning the Saddleback Villages. Robert Gross will continue to serve as the delegate for the Saddleback Villages, but Justin will be attending the BMSA meetings in the future to gain a better understanding of the community as well as provide information as needed.

BMSA Tree Trimming – White River Tree Service was in Battlement Mesa the 2nd week of January to do annual trimming of BMSA trees. Their primary focus was the older trees in the medians to reduce growth into the travel lanes. White River does trimming of trees, usually in January of each year to ensure good healthy tree growth. During the other months of the year, B&B Tree Service provides removal of dead trees for the BMSA.

Open Space Parcel – After completing surveys to confirm ownership of a very small parcel of land adjacent to a 36 acre parcel of BMSA open space, Battlement Mesa Company has indicated their desire to transfer the property to the BMSA. Mr. Rippy reported the small parcel was originally intended to be part of the 36 acre open space parcel deeded to the BMSA, by Battlement Mesa Company, many years ago. In a recent request by Holy Cross Energy, to acquire an easement

to accept the parcel from Battlement Mesa Company. A deed will be drafted to accomplish the transfer.

NEW BUSINESS – The BMSA office received and tabulated the results of the recent straw poll vote concerning the allowance of outbuildings (sheds) within The Reserve Village. There are a total of 53 lots within The Reserve, 18 of the

lots are currently vacant, and 35 of the lots are improved with housing units. A total of 31 straw poll ballots were received at the BMSA office from property owners, representing 58% of all the lots. Vacant lot owners cast 5 votes, representing 28% of vacant lot owners. House owners cast 26 votes, representing 74% of the house in The Reserve.

Vacant Lot Owners: Yes – 4(80%) No – 1(20%)

House Owners: Yes – 19(73%) No – 7(27%)

All Property Owners: Yes – 23(74%) No – 8(26%)

The Board opened the 2022 election of officers. Director Amy Provstgaard self-nominated for the position of Vice President, Director Al Reuter seconded the nomination. There were no further nominations and the Board voted unanimously to elect Director Provstgaard as Vice President.

Director Arrington nominated Director John Shepherd for the position of Secretary/Treasurer, Director Vashus seconded the nomination. There were no further nominations and the Board voted unanimously to elect Director Shepherd as Secretary/Treasurer.

Director Shepherd nominated Director Laurel Koning for the position of President, Director Edwards seconded the nomination. There were no further nominations and the Board voted unanimously to elect Director Koning as President.

Director Brad Gates, and community member Marylee Mohrlang, presented the Board with their concerns regarding real estate marketing in Battlement Mesa. Ms. Mohrlang feels the realtors listing and selling homes within Battlement Mesa are not providing appropriate detail as to the BMSA covenant requirements or the amenities available to new home owners. Director Gates expressed his desire to see the BMSA website updated more frequently and that it be upgraded to be mobile friendly. Ms. Mohrlang expressed her desire to put together a workshop for valley realtors to help them navigate through the ins and outs of Battlement Mesa. Ms. Mohrlang requested support from the BMSA to deliver information packets to all the real estate offices between Battlement Mesa/Parachute and New Castle. She also requested support to set up an information kiosk at the Grand Valley Recreation Center. The Board directed Mr. Rippy to pursue mobile (cell phone) availability to the BMSA website. The Board also provided support for Ms. Mohrlang's desire to provide information packets to the noted real estate offices and making/providing copies to her for the information packets.

UNRESOLVED/WORKING ITEMS – None

OTHER BUSINESS –

HEARINGS –

ADJOURNMENT - at 10:42 a.m.

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