

3/16/2021

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS

February 16, 2021

Present:                      Laurel Koning                      President, Battlement Creek Village  
                                     Amy Provstgaard                Vice President, Tamarisk Village  
                                     John Shepherd                  Sec/Treasurer, Canyon View Village  
                                     Dianna Arnett                    Director, Tamarisk Village  
                                     Brad Gates                        Director, Fairways  
                                     Bob Arrington                  Director, Willow Creek Village  
                                     Robert Cizik                      Director, Mesa Ridge Townhomes  
                                     Bert Hyman                       Director, Princeton Management  
                                     Samuel Stewart                 Director, Monument Village – by Proxy

Absent Board Members:     Justin Caselman                 Director, Stone Ridge Village Properties  
   Al Reuter                         Director, Eagle's Point  
   John Keller                       Director, The Reserve  
   Penny Roehm                    Director, Valley View Village

Also Present:                 Steve Rippy                       Association Manager  
                                     Vinnie Tomasulo               Assistant Association Manager  
                                     Alex Morris                       Administrative Assistant

**COMMUNITY MEMBERS PRESENT:** None

**OWNERS OPEN FORUM-** None

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

**DISCLOSURE OF CONFLICT-** None

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

**JANUARY 19, 2021 REGULAR MEETING MINUTES-** Director Provstgaard made a motion, seconded by Director Arrington, to approve the minutes of the regular meeting with corrections. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Cizik made the motion, seconded by Director Arrington, 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

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*The Colorado Dream*

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

**Oil & Gas Committee-** None

**Associated Governments of Northwest Colorado-** Director Provstgaard mentioned that there will be a meeting on February 17, 2021. Due to Covid-19 they have not been able to hold meetings.

**ENERGY ADVISORY BOARD-** None

**MANAGER REPORT**– Mr. Rippy reported a vehicle had hit the newly installed stone sign at the lower entry of the Willow Ridge apartments. The Willow Ridge Apartment Manager contacted the driver’s insurance agent and a claim number was established. A new replacement sign has been ordered and we anticipate the replacement to occur in the next couple of months. President Koning mentioned that the Battlement Mesa Neighborhood Improvement Organization (BMNIO) has ordered two new stone signs. One of the signs will read “Welcome to Battlement Mesa” and will be installed in the median of North Battlement Parkway near the entry to the golf course clubhouse. The other sign will be installed at Turkey Trail Park to identify the name of the Park.

**Median Improvements – S. Battlement Parkway:** The contractor installing the landscaping in the median, cut through the electric line that provides power to the street light along the roadway. BMSA management contacted 360 Electric to repair the broken line, which was repaired the next day. An invoice has been sent to Lush Green Landscapes for the reimbursement of the repair, in the amount of \$1,899.

**2020 BMSA Annual Report:** The BMSA is preparing to start working on the 2020 Annual Report. The BMSA is looking for photographs of wildlife, events and happenings around the community. President Koning suggested putting the request for photographs up on the BMSA Electronic Message Board at Turkey Trail Park, and in the newsletter.

**2020 Annual Financial Audit:** BMSA management has started pulling together all financial data requested by the Auditor. We are projecting all the data collection will be completed by the middle of March.

**Street Litter Pickup:** The previous street litter pickup contract was not renewed for 2021. As of January 1<sup>st</sup>, the BMSA Management began picking up the trash, utilizing the part-time maintenance person. The maintenance person will pick up trash as they are doing other work, while dedicating 1 day a week to specifically drive through the community to pick up trash. Mr. Rippy anticipates a reduction in trash service costs while still maintaining the community in an attractive manner.

**Director Arnett inquired about which entity is in charge of road maintenance in the community, due to her village entrance having potholes.** Mr. Rippy explained that most of the roads on Battlement Mesa are owned by Garfield County. Manager Rippy will report the potholes to Garfield County Road & Bridge.

**NEW BUSINESS-** None

**UNRESOLVED/WORKING ITEMS-** None

**OTHER BUSINESS** – President Koning expressed concern that there continues to be a need for food and basic essentials by families in the Battlement Mesa community. She described the number of families here that still require food assistance from the Family Resource Center and suggested a discussion with the local director of the facility to see how we might be able to help. The Directors agreed it would be helpful to have a discussion with the director.

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