

**APPROVED**

March 17, 2020



BATTLEMENT MESA

**Service Association**

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
February 18, 2020

- Present:**
- |                 |   |
|-----------------|---|
| Laurel Koning   | President, Battlement Creek Village       |
| Amy Provstgaard | Vice President, Tamarisk Village          |
| John Shepherd   | Sec/Treasurer, Canyon View Village        |
| 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 |
| Samuel Stewart  | Director, Monument Creek Village          |
| Penny Roehm     | Director, Valley View Village             |
- Absent Board Members:** Eric Schmela      Declarant, Battlement Mesa Partners
- Also Present:** Steve Rippy      Association Manager  
Sherry Loschke      Administrative Assistant

**Community Members Present:** Keith Sheppelman (Stone Ridge), Larry Forman(Stone Ridge), Bob Campbell (Stone Ridge), Dave Devaney(Stone Ridge), Jean Lively (Canyon View), Ken Bachus(Tamarisk Village), Marty Campbell(Stone Ridge), Sara McCurdy(Eagle Ridge) and Judy Gentilcore(Fairways)

**OWNERS OPEN FORUM-** Audience didn't have any comments.

**CALL TO ORDER-** President Koning called the meeting to order at 9:03 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

**JANUARY 21, 2020 REGULAR MEETING MINUTES-** Director Gates made the motion to approve the minutes as corrected, Director Stewart seconded. The motion passed unanimously

**FINANCIAL REPORTS-** Director Provstgaard made the motion to accept the financials for January 31, 2020 subject to audit, Director Reuter seconded. The motion passed unanimously subject to audit.

## COMMITTEE REPORTS

**Finance Committee-** See attached written report

**Architectural Committee-** See attached written report

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

**Oil & Gas Committee-** Nothing New To Report

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

**Associated Governments of Northwest Colorado-** Next meeting is tomorrow, February 19, 2020. During the meeting there will be discussion about the new Colorado Bills.

**EAB-** February Meeting was cancelled because of the weather.

**Manager Report-** See attached written report. The three fold rough draft of the promotional flyer was presented. There were a few minor changes to the flyer and the Board was in agreement to move forward finalizing it. Then it will go before the Colorado DOT for final approval and will then be distributed throughout the State of Colorado to rest areas and information centers.

There was discussion about Battlement Mesa Company selling their land. What land that is not sold in the next three months will be sold at auction on June 27, 2020. All land with the exception of the commercial buildings is outside of the BMSA boundaries. The Board would like Mr. Steve Rippey have a conversation with BMSA's legal team to see what BMSA needs to do as far as the sale of the property and how it is going to affect BMSA. A committee was formed from Board members to do more research about the sale of the property. The committee consists of Laurel Koning, Brad Gates, John Shepherd and Bob Arrington.

**Declarant Report-** Declarant was not present

**NEW BUSINESS-** Director Koning reported that she attended a meeting in the Town of Parachute about the Parachute Area Transit. Garfield County has approved a \$278,360 grant to the Town of Parachute to assist in bringing a new transit service from Battlement Mesa/Parachute to Rifle. It will run round-trip and will operate five days a week, Monday through Friday. Bus stop and pickup locations have not been finalized, however the Willow Park Apartments and the site of the old Kum and Go on Battlement Mesa are being considered. Parachute will utilize the Park and Ride in Parachute and the Cottonwood View Apartments. Stops planned in Rifle are Walmart, CMC, Grand River Hospital and the Garfield County Administration buildings. They will be hiring bus drivers, a mechanic and a Transit Manager/Supervisor. The average cost will be projected to be \$4.00 from Battlement Mesa to Rifle and \$3.50 from Parachute to Rifle, along with student and senior pricing but have not been finalized yet

An express bus will operate early in the morning and in the evening between the Parachute and Rifle Park so commuters can make connections with the Hogback route at the Rifle Park & Ride in the morning and evening with the RFTA route.

The City of Rifle, RFTA, Town of Parachute have all donated time and funds to get this project up and operating.

**UNRESOLVED/WORKING ITEMS-** The split rail fence is coming along nicely on Stone Quarry, the contractor is waiting on more materials.

**OLD BUSINESS-** None

**OTHER BUSINESS-** Brad Gates with the Fairway Villas HOA made a request that Fairways Villas Open Space Common Area Tract A is deeded to BMSA in whole with the following conditions. Due to the current financial condition of the Fairway Villas HOA, the Fairway Village Board requests that 100% of the Common Area Tract A to be deeded to BMSA for a period of 48 to 72 months. In that timeframe Fairway Villas should become financially stable once again, and then would like to take back the interior 'wings' of Tract A. Director Keller made the motion to take over the watering and maintenance of the Open Space Common Area it was seconded by Director Reuter and passed unanimously.

Director Koning reminded the Board about the Annual Meeting, April 16, 2020 at 6:00 pm. The Board needed to be there for room set up and food set up.

It was also requested by Mr. Steve Rippy that we request photos in the March BMSA Newsletter to be used in the Battlement Mesa Service Association 2019 Annual Report to Members which will be presented at the Annual Meeting April 16, 2020.

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