

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

March 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             |
| Dianna Arnett    | Director, Tamarisk Meadows                 |
| Bert Hyman       | Director, Princeton Management             |
| Penny Roehm      | Director, Valley View Village              |
| Tony Haschke     | Director, Monument Creek Village           |
| Jerry Mohrlang   | Director, Stone Ridge Village              |

**Absent Board Members:** 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:**

|                     |                                |
|---------------------|--------------------------------|
| Justin Farber       | RHP Properties Reginal Manager |
| Michelle Adamson    | Tamarisk Village               |
| Olivia Oyler        | Tamarisk Village               |
| William Dearing     | Fairway Villas                 |
| Christine Stoltzfus | The Reserve                    |
| Ronald Long         | Battlement Creek Village       |

**OWNERS OPEN FORUM-**

**CALL TO ORDER-** President Koning called the meeting to order at 9:02 a.m.

**DISCLOSURE OF CONFLICT-** None

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

**FEBRUARY 15, 2022 REGULAR MEETING MINUTES-** Director Provstgaard, made a motion, seconded by Director Gates, to approve the minutes of the regular meeting. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Arrington made a motion, seconded by Director Edwards, to accept the financials subject to audit for February 28, 2022. 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 March 16, 2022

**Energy Advisory Board-** None

## MANAGER REPORT-

**Delegate Elections** – Mail ballot elections were completed this past month in Monument Creek Village and Stone Ridge Village. In Monument Creek Village, 299 property owners returned ballots electing Tony Haschke as the delegate. In Stone Ridge Village, 65 property owners returned ballots electing Jerry Mohrlang as the delegate. The elections are for three year terms.

**The Reserve – Straw Poll Vote** – As reported at the Board of Directors meeting in February, a straw poll vote was completed in The Reserve as to whether owners in that village favored or opposed amending the architectural standards to allow sheds on individual properties. Ultimately it is up to the Board of Directors to decide whether to amend the architectural standards as the straw poll has no legal authority. In recent years, the Board has amended architectural standards in three villages when a straw poll was conducted and the owners were favorable to changing the standards. Should the Board determine that they support amending the architectural standards; Mr. Rippy provided a resolution that authorizes amending the standards for the Reserve.

**Median Landscape Improvements** – Installation of landscape improvements is continuing on North and East Battlement Parkways. Trees and shrubs have been installed and irrigation is nearly complete. The contractor, Lush Green landscapes, is currently encountering a couple of issues with completing the project. The BMMD is assisting the contractor in locating and exposing the water main to allow for tapping it and boring a new service line to the median. The second item is the inability to acquire the colored landscape gravel that has been used in all the other medians. Mr. Rippy anticipates both items will eventually be solved and completion of the medians will occur in the next 4-5 weeks.

**Fairway Villas – Meeting with Architectural Committee** – At the regular board meeting of the BMSA in February, members of Fairway Villas, and their Manager, requested that they be allowed to meet with the BMSA Architectural Committee. The purpose of the meeting was to request that the Committee review the architectural approval granted on the new home currently under construction in the village. The Board directed the Architectural Committee to meet with the Fairway Villas' members and their Manager to review. A meeting was held with Fairway Villas to discuss but no decision was made by the Committee. As an update; Fairway Villas has resolved the issue with the owner and have notified the BMSA office that they have withdrawn their request for the Committee to review.

**NEW BUSINESS** – Director Shepherd made a motion, seconded by Director Haschke, to approve being a Gold Sponsor, of \$500, for the Grand Valley/Parachute Kiwanis Foundation Colorado River Scramble Golf Tournament sponsorship. The motion passed unanimously.



Director Arrington made a motion, seconded by Director Provstgaard, to adopt the Resolution regarding Policy and Procedures Governing Outbuildings for The Reserve. The motion passed unanimously.

**UNRESOLVED/WORKING ITEMS** – None

**OTHER BUSINESS** – Director Shepherd made a motion, seconded by Director Gates, to approve \$380.00 to sponsor Director Provstgaard to attend the Energy & Environmental Symposium, on behalf of the Battlement Mesa Service Association. The motion passed unanimously.

**ADJOURNMENT** - at 10:05 a.m.

**HEARINGS** – 76 Cedar Circle – Unsightliness

Assistant Manager, Vinnie Tomasulo, gave testimony and presented photographs and documentation of covenant violations occurring at 76 Cedar Circle of 1<sup>st</sup> letter of violation, “Warning”, 2<sup>nd</sup> letter of violation, \$50 fine, 3<sup>rd</sup> letter of violation, \$75 fine and 4<sup>th</sup> letter of violation, \$100 fine and notice of hearing to be held March 15, 2022 were presented.

Director Gates made a motion, seconded by Director Edwards, to implement a fine of \$50.00 per day on the owners at 76 Cedar Circle, starting March 16<sup>th</sup>, then another \$100.00 per day, starting April 1<sup>st</sup>, if the problem has not been remedied. The motion passed unanimously.

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*The Colorado Dream*

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