

4/19/2023

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

March 21, 2023

Present:

Tony Haschke	President, Monument Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Bob Arrington	Director, Willow Creek Village
Jerry Mohrlang	Director, Stone Ridge Village
Jane Edwards	Director, The Reserve
Dianna Arnett	Director, Tamarisk Meadows
Dan Birrer	Director, Battlement Creek Village
Al Reuter	Director, Eagle's Point – <u>By Proxy</u>
Anne Kellerby	Director, Valley View Village
Brad Gates	Director, Fairways
Adam Ford	Director, Mesa Ridge Townhomes
Bert Hyman	Director, Princeton Management
Tammie VanDeusen	Director, Town Center Filing II

Absent Board Members:

Angela Barton	Town Center Filing I, III
Robert Gross	Director, RHP Properties

Also Present:

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

COMMUNITY MEMBERS PRESENT:

Sara McCurdy	Eagle's Point
Ron Edwards	The Reserve
Karen Hamick	The Reserve
Jeff Howard	The Reserve
Willy Dearing	Fairway Villas
Chris Jackson	Grand Valley Fire Protection District
Chris Beasley	Commercial Property Owner
Mike Samson	County Commissioner

OWNERS OPEN FORUM – None**CALL TO ORDER-** President Haschke called the meeting to order at 9:01 a.m.**DISCLOSURE OF CONFLICT-** None**QUORUM** - A quorum was established for the regular meeting.**FEBRUARY 21, 2023, REGULAR MEETING MINUTES-** President Haschke made a motion, seconded by Director Provstgaard, to approve the minutes of the regular meeting with changes. The motion passed unanimously.

Page 1 of 3

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com

FINANCIAL REPORTS- Director Edwards made a motion, seconded by Director Kellerby to accept the financials subject to audit for February 28, 2023. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee - Director Shepherd presented an overview of the BMSA financials for the month of February.

Architectural Committee – Assistant Manager, Vinnie Tomasulo, presented a report of member properties that had submitted architectural applications and the actions taken by the Committee in the month of February.

Covenant Control Committee – Assistant Manager, Vinnie Tomasulo, presented a report and list of community properties that had been issued a letter of violation of the covenants in the month of February.

Associated Governments of Northwest Colorado – There are no meetings in December and January.

Energy Advisory Board – See attached agenda.

MANAGER REPORT– Staining of fences will commence come April and later into the spring.

360 Electric repaired a string of 6 streetlights. Out of those 6 streetlights, 4 of them needed a replacement of the original LED light fixtures.

Directors Birrer, Mohrlang and Edwards attended the Colorado River Valley Chamber of Commerce to represent the BMSA.

Association Manager, Steve Rippy, explained some issues the board will face, with the new legislation for collecting HOA dues, that was passed. The second delinquent letter of each quarter needs to be sent via certified mail, along with having to post the letter on the unit. Those two procedures will end up being costly for the budget.

NEW BUSINESS – County Commissioner, Mike Samson attended the meeting. He spoke about the PATS transit system, the Federal Mineral Lease District, drainage concerns within Battlement Mesa, County Road 215 upgrades, Rifle Airport renovations, and the new broadband install that CDOT is working on. Director Gates mentioned to Commissioner Samson that our community is in need of crosswalks and more speeding enforcement. Commissioner Samson told the Board that he will contact Garfield County Road & Bridge along with the Garfield County Sheriff's Department. Director Edwards and Haschke inquired about traffic concerns with the Love's truck stop that is currently under construction. Commissioner Samson will bring up these concerns at his next County Commissioner meeting. The Board would like to invite County Commissioner Mike Samson to another BMSA meeting.

Fire Chief, Chris Jackson, with the Grand Valley Fire Protection District gave a presentation on a Opioid Overdose Prevention Program hosted by the State of Colorado. The fire department is now allowed to give Narcan for home use, with free training. The schools will now have a Narcan supply and staff will be trained on how to administer.

OLD BUSINESS – Assistant Association Manager, Vinnie Tomasulo, presented on behalf of the Architectural Committee, the review and research the Committee did regarding the impacts on the covenants and community if the language was modified to allow homeowners to have and house chickens. Assistant Manager, Tomasulo, explained that multiple covenant and architectural standards would require modification to allow approval of chickens to be housed at homeowner properties. In addition, he highlighted the demand for additional covenant enforcement and associated costs as well as the potential impact on homeowners adjacent to properties housing chickens. Based upon their review, the Architectural Committee recommended the Board not approve modification to the covenants that would allow chickens to

Page 2 of 3

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com

be housed on properties within the BMSA boundaries. After lengthy discussion, Director Arrington made a motion, seconded by Director Gates, to table and not pursue changes to the covenants that would allow homeowners to have or house chickens on their property. The motion passed by a majority vote; President Haschke voted in opposition.

OTHER BUSINESS – Director Ford made a motion, seconded by Director Haschke to have the meeting packet emailed instead of having office staff print copies for each member that are brought to the meeting. The motion passed unanimously.

Director Ford will invite Garfield County Sheriff, Lou Vallario, to attend a BMSA Board of Directors meeting.

Director Arnett explained that Garfield County Road & Bridge will not be replacing the guard rail on Stone Quarry Road.

Director Birrer contacted Garfield County Road & Bridge about a low spot in the street at the intersection of Battlement Creek Trail and Roan Creek Drive.

HEARINGS – 6766.02 and 6120.02

EXECUTIVE SESSION – At 11:14am, Director Edwards made a motion, seconded by Director Mohrlang to enter executive session to conduct a covenant violation hearing. The motion passed unanimously.

At 11:19, Director Edwards made a motion, seconded by Director Mohrlang to come out of executive session. The motion passed unanimously.

Director Edwards made a motion, seconded by Director Gates to fine account 6766.02 and 6120.02 in the amount of \$275.00 if the violation is not remedied in 30 days. The motion passed unanimously.

ADJOURNMENT - at 10:20 a.m.