

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

April 19, 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
Jane Edwards	Director, The Reserve
Al Reuter	Director, Eagle's Point
Courtnee Vashus	Director, Mesa Ridge Townhomes
Penny Roehm	Director, Valley View Village
Tony Haschke	Director, Monument Creek Village

Absent Board Members:

Angela Barton	Town Center Filing I, III
Dianna Arnett	Director, Tamarisk Meadows
Jerry Mohrlang	Director, Stone Ridge Village
Robert Gross	Director, RHP Properties
Bert Hyman	Director, Princeton Management

Also Present:

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

COMMUNITY MEMBERS PRESENT: Curtis A. Gabriel – Battlement Creek Village
Steven & Barbara Hobson – RV Park
David (Clayton Homes)

OWNERS OPEN FORUM- Mr. Gabriel stated his concerns about 665 Battlement Creek Trail. The landscaping has been neglected and shrubberies are growing out into the street. Their irrigation, in the summer, also floods and runs out into the street. Mr. Gabriel also asked about a vacant piece of land on Battlement Creek Trail that needs to be mowed. Manager Rippy will research the ownership of the property to get the problem resolved.

CALL TO ORDER- President Koning called the meeting to order at 9:06 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

MARCH 15, 2022 REGULAR MEETING MINUTES- Director Shepherd made a motion, seconded by Director Arrington, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Provstgaard made a motion, seconded by Director Arrington, to accept the financials subject to audit for March 31, 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 April 20, 2022

Energy Advisory Board- None

MANAGER REPORT—

Community Fences – The strong winds on April 11th/12th damaged several sections of BMSA maintained fencing. The main damage was done to fencing in Monument Creek Village. In one area, 12 posts were broken and many pickets were damaged. BMMD's maintenance employee, Robert Holland, is currently fixing the fences. It is anticipated the repairs will take about a week to complete. Due to current material prices, the impact on the operating budget for fences is significant.

Battlement Mesa Company Land Deed – At a previous meeting, Manager Rippy reported to the Board that Battlement Mesa Company (BMC) was prepared to deed a small parcel of land to the BMSA. The parcel was originally believed to have been deeded to the BMSA years ago as part of the larger open space parcel which it adjoins. Last year, Holy Cross approached Mr. Rippy about acquiring an easement across the small parcel for the purpose of extending power to the adjoining property owned by Gene Speakman. Review of property maps, confirmed the ownership to be of the BMC. The BMC has now executed a quit claim deed to transfer the property to the BMSA. Director Arrington made a motion, seconded by Director Reuter to accept the offer of a quit claim deed to transfer the property to the BMSA. The motion passed unanimously.

Easement Request – Turkey Trail Park – A request has been received from contractor, Clayton Homes, for an easement across Turkey Trail Park to install a power pole and an overhead powerline. The easement would allow power to be provided from the existing pole in Turkey Trail Park to the new home being constructed for Steven and Barbara Hobson near the bridge that crosses the river to Parachute. The Clayton Homes representative and property owners, Steven and Barbara Hobson, were in attendance and provided details about the easement request. The Board expressed their desire to be good neighbors to the Hobsons but they were concerned about the aesthetic impact on the park with the installation of a new power pole and overhead powerline. The Board asked that the Hobsons and Clayton Homes research other options such as installing the powerline underground. The Board tabled further discussion on the easement request until the May board meeting to allow further research of other options. The Board agreed to appoint a committee to assist with researching the possible aesthetic impact on the park and other options that might be available. Directors Reuter, Gates, Edwards and Haschke were appointed to the committee.

Knowing & Showing Battlement Mesa Forum – At the February Board of Directors meeting, Marylee Mohrlang provided information regarding her concerns about the marketing of property in Battlement Mesa. She requested support from the BMSA Board to hold a forum, inviting local realtors from Parachute to Glenwood Springs to participate in an educational presentation about the Battlement Mesa community, real estate disclosures and closing instructions and requirements. The forum was held April 6th at the Grand Valley Recreation Center and was attended by approximately 14 local realtors, resulting in a productive and educational discussion.

NEW BUSINESS – Director Gates made a motion, seconded by Director Reuter to approve the foreclosure resolution on 261 Ponderosa Circle. The motion passed unanimously.

Assistant Manager, Vinnie Tomasulo, reported that the BMSA will be receiving funds from an old bank account associated with the Parachute/Battlement Mesa Chamber of Commerce. The chamber of commerce was dissolved several years ago and funds still remained in the account at Alpine Bank. Mr. Tomasulo was notified by the Bank that based upon the state banking requirements, the remaining funds should be split 50/50 between the governing entities of the two communities. Because Battlement Mesa is unincorporated the governing entity identified in the community is the BMSA. Therefore, the funds of approximately \$7,000 would be split between the Town of Parachute and the BMSA. Alpine Bank Branch Manager, Anne Kellerby, inquired if the BMSA would consider donating the funds to the Grand Valley Parks Association (GVPA.) The GVPA would use the funds as part of an improvement project they are working on at the rodeo grounds. The GVPA is seeking grant funds to help with the project and the donated funds will help meet the matching funds portion of the grant. Ms. Kellerby is also seeking a donation of the funds received by the Town of Parachute to help with the project. In addition, Alpine Bank has agreed to donate up to \$10,000 toward the project. Director Gates made a motion, seconded by Director Provstgaard, to donate the funds associated with the Parachute/Battlement Mesa Chamber of Commerce to the GVPA once they are received from Alpine Bank. The motion carried unanimously.

UNRESOLVED/WORKING ITEMS – None

OTHER BUSINESS – None

ADJOURNMENT - at 10:16 a.m.

HEARINGS – 108 E. Tamarack Circle – Unsightliness

Homeowner requested a formal hearing. Customer contacted the BMSA office before the regular meeting on April 19th and remedied the covenant violation. Hearing was canceled.

118 Green Mesa Place – Unsightliness

Director Vashus made a motion, seconded by Director Gates, to implement a fine of \$25.00 per day on the owners at 118 Green Mesa Place, starting May 1st. The Board will re-evaluate the situation at the May 17th meeting and initiate a cleanup of the property if the violation is not remedied. The motion passed unanimously.