

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

April 20, 2021

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village – <u>by Proxy</u>
John Shepherd	Sec/Treasurer, Canyon View Village
Dianna Arnett	Director, Tamarisk Meadows
Brad Gates	Director, Fairways – <u>by Proxy</u>
Bob Arrington	Director, Willow Creek Village
Al Reuter	Director, Eagle's Point
Bert Hyman	Director, Princeton Management
Samuel Stewart	Director, Monument Village
Penny Roehm	Director, Valley View Village
John Keller	Director, The Reserve
Justin Caselman	Director, Stone Ridge Village Properties – <u>by Proxy</u>
Robert Cizik	Director, Mesa Ridge Townhomes – <u>by Proxy</u>
Robert Gross	Director, RHP Properties – <u>by Proxy</u>

Absent Board Members: None

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 9:03 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

March 16, 2021 REGULAR MEETING MINUTES- Director Stewart made a motion, seconded by Director Reuter, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Keller made a motion, seconded by Director Arrington, to accept the financials subject to audit for March 31, 2021. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee- See attached written report.

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The Colorado Dream

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Architectural Committee- See attached written report

Covenant Control Committee- See attached written reports

Oil & Gas Committee- Garfield County Oil and Gas Liaison, Kirby Winn, reported that there will be a meeting held April 27th at 3:00pm to discuss what oil and gas regulations might look like in the future. There have been no recent complaints reported. There is no current planning within the PUD.

Associated Governments of Northwest Colorado- None

Energy Advisory Board- Next meeting will be held June 3rd at 6:00pm.

MANAGER REPORT-

BMC Property Acquisition – Mr. Rippy met with Battlement Mesa Company (BMC) President, Eric Schmela, to review and determine whether any of the selling properties had value to the BMSA as common area, open space or of other importance. There were nine properties that had certain levels of value to the BMSA and that BMC would be willing to transfer. One of the properties the BMC was not prepared to transfer, but would provide an easement to the BMSA to ensure the use of that portion of property. BMC has requested \$50,000 in exchange for deeding the properties. The Board appointed committee members to evaluate and determine if it would be in the interest of the BMSA to acquire the properties and evaluate the financial cost to do so. The committee agreed that it would be advantageous to the BMSA to pursue the acquisition of the nine BMC properties and the easement.

Eagle's Point Landscape Entry – A homeowner in Eagle's Point has asked that the BMSA landscape area along the front of the subdivision, and along Spencer Parkway, have some work done to improve its condition and appearance. Director Reuter has also expressed a need to dress up the area. Manager Rippy and Assistant Manager Tomasulo have recently reviewed the area and agree that some attention is needed. Mr. Rippy recommended the Board authorize contacting Lush Green Landscapes to get a quote to install necessary weed barrier and landscape gravel where it is needed. The board agreed and approved the idea.

Community Street Sweeping – A week ago, the BMMD started the first sweeping of the community streets. Battlement Creek Village has been completed, as well as North Battlement Parkway and a portion of East Battlement Parkway. The Parkways are again being swept by the BMMD at the request of Garfield County and they will pay for those areas to be swept.

Waterfall – Manager Rippy anticipates the cleaning and maintenance of the waterfall will begin this week and the water to be turned on the following week.

At 10:07am, the Board suspended the regular meeting of the Board of Directors and convened the Special Meeting of the Board of Delegates.

At 10:24am, the Board of Directors, after concluding the Special Meeting of the Delegates, reconvened the regular meeting of Directors.

NEW BUSINESS – Connect One Design presented preliminary plans that are proposed for three separate residential development parcels, recently purchased from Battlement Mesa Company by Todd Barton and Tammie VanDeusen. Parcel 1 has a proposed density of 115 larger single family homes. Parcel 2 proposes a density of 175 units with a mix of single family detached, and single family attached housing units. Parcel 3 proposes a density of 60 detached, smaller,

single family units. Approval of the three developments will be through the Garfield County Planning Department and County Commissioners. The developers plan is to submit all three development plans simultaneously to the county planners for approval in about six weeks. However, they plan to begin development on Parcel 3 only, in the spring of 2022 and then possibly start development of Parcels 2 and 3 the following year. The Directors asked if the owners of the developments planned to annex into the BMSA. They answered that they would be annexing each of the developments as new sub-associations into the BMSA

Director Reuter made a motion, seconded by Director Arrington, to approve the decision of the Delegates to acquire nine properties and a property easement near Willow Creek Village from battlement Mesa Company (BMC), and in exchange, pay BMC \$50,000. The motion passed unanimously.

Director Shepherd made a motion, seconded by Director Keller, to renew the Community Counts membership for \$250.00. The motion passed unanimously.

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS – Director Koning made a funding request for \$750 to sponsor the 2021 Battlement Mesa community event “Movies Under the Stars”. Director Shepherd made a motion, seconded by Director Keller, to approved \$750 to sponsor the 2021 Movies Under the Stars. The motion passed unanimously.

ADJOURNMENT- at 10:32 a.m.