

May 17, 2022

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village – <u>By Proxy</u>
John Shepherd	Sec./Treasurer, Canyon View Village
Brad Gates	Director, Fairway Villas
Bob Arrington	Director, Willow Creek Village
Tammie VanDeusen	Director, Town Center Filing II
Jane Edwards	Director, The Reserve
Courtnee Vashus	Director, Mesa Ridge Townhomes
Penny Roehm	Director, Valley View Village
Tony Haschke	Director, Monument Creek Village
Dianna Arnett	Director, Tamarisk Meadows
Jerry Mohrlang	Director, Stone Ridge Village

Absent Board Members:

Angela Barton	Director, Town Center Filing I, III
Robert Gross	Director, RHP Properties
Bert Hyman	Director, Princeton Management
Al Reuter	Director, Eagle's Point

Also Present:

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

**COMMUNITY MEMBERS PRESENT** - Steven & Barbara Hobson – RV Park  
Amy McFarren – Monument Creek  
William Dearing – Fairway Villas

**OWNERS OPEN FORUM** – Mrs. McFarren stated her concerns with the BMSA's CC&R format. She explained that the covenants are very difficult to read and to understand. The Board appointed a committee to update the covenants and reformat the documents. The committee is made up of Directors VanDeusen, Vashus, Arrington & Assistant Manager Tomasulo.

**CALL TO ORDER** – President Koning called the meeting to order at 9:22 a.m.

**DISCLOSURE OF CONFLICT** – None

**QUORUM** – A quorum was established for the regular meeting

**APRIL 19, 2022 REGULAR MEETING MINUTES** – Director Gates made a motion, seconded by Director Vashus, to approve the minutes of the regular meeting. The motion passed unanimously.



**FINANCIAL REPORTS** – Director Arrington made a motion, seconded by Director Gates, to accept the financials subject to audit for April 30, 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 report

**Oil & Gas Committee** – None

**Associated Governments of Northwest Colorado** – None

**Energy Advisory Board** – None

**MANAGER REPORT** –

**Open Space Parcel – Easement Request** – The deed from Battlement Mesa Company conveying ownership of the half-acre open space parcel along Stone Quarry Road to the BMSA, has been recorded. As Manager Rippey reported to the Board last month, Holy Cross is requesting an easement across the half-acre open parcel to provide electrical power to the Speakman property for the purpose of constructing a new home.

**Restrictive Covenant** – At the August 2021 Board meeting, the Board adopted a restrictive covenant on the 2.63 acre parcel that the BMSA acquired from the Battlement Mesa Company, adjacent to Tamarisk Village. The purpose of the restrictive covenant was to limit the use of the parcel to community common area or open space to the benefit of the BMSA members. This action ensures that the parcel is limited to the previously mentioned purpose of community benefit and also allows for it to be classified as tax exempt by the Garfield County Assessor. The parcel was one of nine parcels conveyed to the BMSA at the time. The County Assessor recently notified the office that three additional parcels conveyed to the BMSA by the BMC, were considered taxable as they were not identified as common area or open space.

**Turkey Trail Park Easement** – At the April 2022 Board meeting, the Board appointed a committee, including Directors Gates, Reuter, Edwards and Haschke, to review the request by Steven and Barbara Hobson for an electrical easement along the southwest boundary of Turkey Trail Park. On May 11<sup>th</sup>, the committee met on-site with the Hobsons and a representative of Clayton Homes. The Clayton Homes representative provided details about several different options that had been explored with Holy Cross Energy to get power to the property. The most viable and cost effective option for the Hobsons was to acquire an easement on Turkey Trail Park for an overhead powerline. After discussion and consideration, the committee felt the aesthetic impacts to the park would not be significant and agreed to recommend approval of the easement to the Board of Directors.

**Community Maintenance Items** – The strong winds have damaged additional fences in the past month and additionally a motorist damaged a section of fence at the intersection of Blackhawk Trail and Stoney Quarry Road. The fence at Blackhawk Trail has been repaired and an insurance claim has been filed; the wind damaged fences are currently being repaired. The waterfall was cleaned last week and is now operational. Lush Green Landscapes has started the right-of-way mowing of the Battlement Parkways and Stone Quarry Road; open space mowing will begin at the completion of R.O.W. mowing.

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*The Colorado Dream*

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**NEW BUSINESS** – Director Shepherd made a motion, seconded by Director Mohrlang to approve a \$500 donation to the Grand Valley Parks Association for Grand Valley Days. The motion passed unanimously.

Director Gates made a motion, seconded by Director Arrington to approve Restrictive Covenants on three BMSA properties, limiting the use of the properties as common area for the benefit of BMSA members. The three properties are recorded at the Garfield Clerk and Recorder’s Office under reception numbers 956189, 956190 and 956197. The motion passed unanimously.

Director Vashus made a motion, seconded by Director Edwards to approve the easement request from Holy Cross Energy. The motion passed unanimously.

**UNRESOLVED/WORKING ITEMS** – The Board appointed a committee to review a request by Steven and Barbara for an overhead powerline easement at Turkey Trail Park, to provide power to their new home that is under construction, located near the park. The committee members included Directors Gates, Reuter, Edwards, and Haschke. Manager Rippe reported that the committee made a site visit to the park to review the location of the requested easement. After discussion and consideration, the committee generally felt the aesthetic impacts to the park would not be significant. After discussion, the Board of Directors, with the exception of Director Edwards, was supportive of providing the easement to the Hobsons to provide electricity their new home. The board will consider formal action on the easement at a future meeting when the easement documentation is completed.

**OTHER BUSINESS** – None

**ADJOURNMENT** -- at 10:00 a.m.

**HEARINGS** -

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