

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

May 18, 2021

Present:

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

Absent Board Members:

John Shepherd	Sec/Treasurer, Canyon View Village
John Keller	Director, The Reserve
Robert Gross	Director, RHP Properties

Also Present:

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

COMMUNITY MEMBERS PRESENT: Deb Stewart
Tammy VanDeusen
Angela Barton

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.

April 20, 2021 REGULAR MEETING MINUTES- Director Gates made a motion, seconded by Director Cizik, to approve the minutes of the regular meeting with corrections. The motion passed unanimously.

FINANCIAL REPORTS- Director Gates made a motion, seconded by Director Arrington, to accept the financials subject to audit for April 30, 2021. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee- See attached written report.

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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

Architectural Committee- See attached written report

Covenant Control Committee- See attached written reports

Oil & Gas Committee- None

Associated Governments of Northwest Colorado- None

Energy Advisory Board- None

MANAGER REPORT–

Battlement Mesa Company Land Transfer – The transfer of 9 parcels of land from Battlement Mesa Company to the BMSA has been completed and all of the deeds are now recorded.

Eagle’s Point Common Area Landscape – Assistant Manager, Vinnie Tomasulo and Manager Steve Rippey, met with Lush Green Landscape contractor, Eric Short, to review the common area in front of Eagle’s Point. New weed barrier fabric needs to be installed along with new decorative landscape gravel. Eric will be providing a quote for the cost of the upgrades.

Community Member Keith Sheppleman – The Battlement Mesa community experienced the loss of one of our longtime community members with the recent passing of Keith Sheppleman. He served on the BMSA Board of Directors as a delegate for many years. He also served as a member of the Architectural Committee, and he was also the BMSA Architectural Inspector.

Right of Way Mowing – BMSA contractor, Lush Green Landscapes, started the first mowing of the road right-of-ways. Once the right-of-ways are completed, the first mowing of the open areas will start.

Common Area and Median Landscaping – Management staff and landscape contractor, Lush Green Landscapes, is inventorying median and common area trees/shrubs that have died over the past year for replacement. It is likely that the \$10,000 budgeted in the 2021 Reserve Fund will cover most of the cost.

Community Street Sweeping – The Battlement Mesa Metropolitan District continues to complete the first sweeping of the streets. The parkways are completed and the local residential streets will begin directly.

NEW BUSINESS – Director Arnett received two written complaints about dogs barking in Tamarisk Meadows. The Board of Directors heard comments from community member, Deb Stewart, along with other Directors. The BMSA Board discussed actions that can be taken to try and remedy the problem. There are no covenant regulations that restrict the number of dogs a community member may have. However, the covenants do identify loud noise or sound, that can reasonably be found to be offensive to others, in this instance neighbors, is considered a violation of the covenants. The consistent barking of a dog would qualify as loud noise or sound that is found to be offensive to others. If the barking of a dog continues for lengthy periods of time, a community member may report the complaint to the BMSA office. The office will request details as to the frequency, length of time and time of day in order to document the violation and then mail a violation letter to the owner(s) of the dog. If the owner does not take appropriate action to resolve the excessive barking, it is important for the neighbors to file additional complaints to the BMSA office, making them aware that the violation is continuing. When made aware, the office will follow the policies and procedures, as outlined in the governing documents, defined under covenant compliance. Those procedures include additional violations or fines issued to the owner(s) of the dog and a potential hearing that could result in additional fines and potentially legal action.

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UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS –

ADJOURNMENT- at 10:07 a.m.

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