

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

June 15, 2021

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
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
Penny Roehm	Director, Valley View Village
Justin Caselman	Director, Stone Ridge Village Properties – <u>by Proxy</u>
Robert Cizik	Director, Mesa Ridge Townhomes – <u>by Proxy</u>
John Shepherd	Sec/Treasurer, Canyon View Village
John Keller	Director, The Reserve

Absent Board Members:

Robert Gross	Director, RHP Properties
Dianna Arnett	Director, Tamarisk Meadows

Also Present:

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

COMMUNITY MEMBERS PRESENT: Mike & Kay Merry

OWNERS OPEN FORUM- Mike & Kay Merry wanted to express their concern and frustration about loose dogs in the community. Mr. Merry experienced an aggressive dog while he was out walking. He ended up calling the Sheriff's Department to assist. Since Garfield County eliminated the Animal Control division, our community has seen an increase in dogs at large. The Board discussed options on how to handle the situation. Director Koning will meet with Manager Rippy and Assistant Manager Tomasulo to discuss the situation more.

CALL TO ORDER- President Koning called the meeting to order at 9:14 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

May 18, 2021 REGULAR MEETING MINUTES- Director Arrington made a motion, seconded by Director Gates, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Stewart made a motion, seconded by Director Provstgaard, to accept the financials subject to audit for May 31, 2021. 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- None

Energy Advisory Board- Next meeting is August 5th

MANAGER REPORT—

Eagle's Point Common Area Landscape – Manager Rippy received a quote from Lush Green Landscapes to replace the weed barrier fabric and landscape gravel at the common area at the front of Eagle's Point. The materials and installation will be a total cost of \$23,335. Director Reuter made a motion, seconded by Director Gates, to approve the replacement of weed barrier fabric and installation of new landscape gravel in the common area at the front of the Eagle's Point Village. The motion passed with all Directors voting aye, with the exception of Director Koning, who abstained.

Community Signs – Manager Rippy received an update from Carlson Memorial, concerning installation of the two new stone signs, and the replacement sign for the one that was destroyed at Willow Ridge Apartments. Carlson Memorial has not been able to receive stones. Last week, Carlson Memorial communicated that they are hopeful that they will be able to install the signs the first week of July.

Open Space Mowing – Lush Green Landscapes has completed a significant portion of the open space mowing. Manager Rippy has communicated with them about areas that are still in need of mowing and those should be completed by the end of the week. Once the open space is completed, Mr. Rippy will have them start the second mowing of the right-of-ways.

Fence Repairs – Several areas of the community fences were repaired in Tamarisk Village and Tamarisk Meadows this past month.

Turkey Trail Park – 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 – A new trashcan, to be located at Turkey Trail Park, was ordered and has now been delivered. Manager Rippy will be scheduling the installation to occur in the next few weeks.

Parkway Median Landscape Maintenance – Manager Rippy is scheduling the removal of a shrub that is in the Battlement Parkway median, near the lower entrance to Valley View Village. Director Roehm has mentioned the visibility concerns that this particular shrub creates. Mr. Rippy expressed that if the aesthetics of the median are diminished, he will have it replaced with a less visually disruptive plant.

NEW BUSINESS – The Board received a letter from the Grand Valley Parks Association, asking for a donation to the Grand Valley Days Committee. After discussion, the Directors tabled the item until the July board meeting.



The BMSA Board of Directors appointed Director Arrington to sit on the Architectural Committee. Director Keller made a motion, seconded by Director Reuter, to appoint Director Arrington to sit on the Architectural Committee. The motion passed unanimously.

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS – There are three properties in Tamarisk Village that do not receive front yard irrigation provided by the BMSA. Director Provstgaard was approached by community members, asking if they can receive a discounted HOA assessment fee, due to them not receiving front yard irrigation. Manager Rippy will research the properties more and will discuss with the Board at the next meeting.

ADJOURNMENT- at 9:58 a.m.