

7/19/2022

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

June 21, 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, Fairways
Bob Arrington	Director, Willow Creek Village
Tammie VanDeusen	Director, Town Center Filing II
Courtnee Vashus	Director, Mesa Ridge Townhomes
Penny Roehm	Director, Valley View Village – <u>By Proxy</u>
Tony Haschke	Director, Monument Creek Village
Dianna Arnett	Director, Tamarisk Meadows
Jerry Mohrlang	Director, Stone Ridge Village
Al Reuter	Director, Eagle's Point

**Absent Board Members:**

Angela Barton	Town Center Filing I, III
Robert Gross	Director, RHP Properties
Bert Hyman	Director, Princeton Management
Jane Edwards	Director, The Reserve

**Also Present:**

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

**COMMUNITY MEMBERS PRESENT:** Steven & Barbara Hobson – RV Park

**OWNERS OPEN FORUM-** Mr. and Mrs. Hobson were present at the Owners Open Forum, inquiring about the status of their easement approval from the BMSA Board of Directors. Manager Rippy explained that he has not received an easement agreement from Clayton Homes or Holy Cross Electric to provide to the Board of Directors for their consideration. He suggested the Hobsons contact their representative with Clayton Homes to find out the status of the document.

**CALL TO ORDER-** President Koning called the meeting to order at 9:00 a.m.

**DISCLOSURE OF CONFLICT-** None

**QUORUM -** A quorum was established for the regular meeting.

**MAY 17, 2022 REGULAR MEETING MINUTES-** Director Arrington made a motion, seconded by Director Mohrlang, to approve the minutes of the regular meeting. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Arrington made a motion, seconded by Director Haschke, to accept the financials subject to audit for May 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-** Kirby Wynn attended the meeting. He updated the Board that there are only three gas rigs from Terra Energy Partners, Caerus and Laramie Energy currently drilling in Garfield County.

**Associated Governments of Northwest Colorado-** None

**Energy Advisory Board-** Mr. Wynn updated the Board that the EAB meetings are now quarterly, and the next meeting will be August with a time to be determined.

## MANAGER REPORT-

**Community Fences** – Maintenance repairs to community fences continued this past month in the Monument Creek and Tamarisk Villages. All the fence sections which required major repair and replacement have now been completed. The impact on the budget is noted in the May financials, as the year-to-date expenditures are \$14,751 compared to the annual budget amount of \$8,000. The total annual costs to repair fences in 2021 was \$6,302.

**Community Maintenance** – There have been several areas of concern regarding maintenance throughout the community. Many of the landscaped medians have not received timely attention resulting in overgrown conditions. Manager Rippy recently met with Jeremy Fister, the Lush Green Landscape supervisor for Battlement Mesa to discuss concerns about the level of maintenance for these items. Manager Rippy prepared a list of six priority items to focus on and Jeremy indicated that he could complete those items by the end of the week.

**Street Sweeping** – The sweeping of streets has been delayed this year for a couple of reasons. The street sweeper needed significant repairs and had to be taken to Denver to receive those repairs. Those repairs were completed, and sweeping was started the week of June 6<sup>th</sup>. Unfortunately, by the end of that week, the operator of the street sweeper became very ill and was unable to continue sweeping the week of the 13<sup>th</sup>. The operator should resume the sweeping in a few days.

**Restrictive Covenants** – At the Board of Directors meeting in May the Board adopted restrictive covenants on three parcels of land acquired in 2021 from Battlement Mesa Company. The purpose of the restrictive covenants was to restrict the use of those parcels to community member use allowing the County Assessor to classify the parcels as tax exempt. After sending the executed documents to the County Assessor's office I was able to confirm with the Deputy Assessor that the parcels would be reclassified as tax exempt.

**NEW BUSINESS** – Director Arrington made a motion, seconded by Director Mohrlang to approve a \$250 membership to Community Counts. The motion passed unanimously.

The second agenda item, under New Business, was a presentation from Trey Hamrick with Vero for Fiber Optics being installed in the community. The presenter did not attend the meeting.

**UNRESOLVED/WORKING ITEMS** – Director Koning reported that the Battlement Mesa Neighborhood Improvement Organization (BMNIO) should hold a meeting to determine the use of the remaining funds donated by URSA for community improvements in Battlement Mesa. Directors Koning, Provstgaard, Shepherd and Arrington are the current board members for BMNIO with one vacancy created when John Keller left his position with the BMSA Board of

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Directors. The Board of Directors voted unanimously to appoint Director Jerry Mohrlang to the BMNIO board to fill the empty position. A meeting of the BMNIO board members is scheduled for July 14, 2022.

**OTHER BUSINESS** – None

**ADJOURNMENT** - at 9:52 a.m.

**HEARINGS** –