

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

July 19, 2022

Present:

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|------------------|-------------------------------------------------|
| Laurel Koning | President, Battlement Creek Village |
| Amy Provstgaard | Vice President, Tamarisk Village |
| 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 |
| Jerry Mohrlang | Director, Stone Ridge Village |
| Bert Hyman | Director, Princeton Management |
| Jane Edwards | Director, The Reserve |

Absent Board Members:

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|---------------|----------------------------|
| Angela Barton | Town Center Filing I, III |
| Robert Gross | Director, RHP Properties |
| Dianna Arnett | Director, Tamarisk Meadows |
| Al Reuter | Director, Eagle's Point |

Also Present:

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

COMMUNITY MEMBERS PRESENT:

- Cathy Sillery – Big Elk Realty Broker
- Francis Candlin – 70 Cliff View Ct
- Andrew Patchett – 46 Cliff View Ct
- Cassandra Breavermann – 48 Cliff View Ct
- Rae Ann Bartels – 17 Bryan Loop
- Kim McAnnil – Previous Valley View Village Community Member

OWNERS OPEN FORUM- Several Valley View Village community members were in attendance to voice their concerns about the activities of the tenants living at 50 Cliff View Court. They were concerned about the accumulation of trash in the front yard, leaving the trashcan out all the time, the dogs running at large and entering the property of adjacent residents and the number of vehicles coming and going from the property. They are concerned that illegal activity may be occurring at the property with all the constant traffic to the home. The BMSA Board expressed their desire to help resolve the issue and explained that as an HOA, they are limited to issuing covenant violation letters and fining the residents for those violations. They have no authority to address activities that may be criminal, and the community members should be vigilant and call the Garfield County Sheriff's office on actions that may be illegal.

CALL TO ORDER- President Koning called the meeting to order at 9:02 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

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The Colorado Dream

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JUNE 21, 2022, REGULAR MEETING MINUTES- Director Gates made a motion, seconded by Director Edwards, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Arrington made a motion, seconded by Director Provstgaard to accept the financials subject to audit for June 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 reports

Oil & Gas Committee- None

Associated Governments of Northwest Colorado- None

Energy Advisory Board- Next meeting is August 4th, 2022

MANAGER REPORT-

Powerline Easement – Turkey Trail Park – After the June Board of Directors meeting, Manager Rippy reached out to the Clayton Homes representative to inquire as to the status of the easement documents for the powerline to the Hobsons' property. It was communicated, that they were still working on getting the survey and legal description prepared. Since the easement will most likely be granted to Holy Cross Energy rather than the Hobsons, Manager Rippy offered to work directly with Holy Cross Energy to streamline the process, but he has not received any further communication.

BMNIO Board of Directors Meeting – The Battlement Mesa Neighborhood Improvement Organization (BMNIO) Board of Directors met on July 14th. Board members John Shepherd, Laurel Koning, Bob Arrington, and Jerry Mohrlang were in attendance along with BMSA Director Al Reuter. The purpose of the meeting was to review the amount of remaining URSA donation funds and identify improvement projects to utilize those funds. Approximately \$17,800 remains in the BMNIO account. Two projects were identified to begin moving forward on. The planting of a spruce tree at Turkey Trail Park that would also serve as a holiday tree and replacement and/or relocation of several community benches. Directors Koning and Mohrlang will be doing an inventory of the community benches to determine which benches are receiving the most use as well as the condition of the benches to prioritize bench replacement.

Community Maintenance Items – Additional fence repairs were made in Tamarisk Village this past month. Street sweeping was started again after a two-week delay and much progress has been made on the parkways and Stone Quarry Road. Sweeping will continue in the residential neighborhoods, and it is anticipated all the sweeping will be completed by the end of July. The second mowing of the rights-of-ways was started the first week of July and it is anticipated they will all be completed by the end of July. Weed removal from the parkway medians is ongoing as problem spots are identified by overall, the medians are looking much better than was reported at the June meeting. The second mowing of the open space and common areas will be started soon.

BMSA 2021 Financial Audit – The Association's audit firm, McMahan & Associates has completed the preliminary 2021 financial audit for the BMSA. Copies of the audit have been provided to BMSA Finance Committee members, Directors Bob Arrington, and John Shepherd to review. Manager Rippy will have the audit placed on the agenda for the Board of Directors August meeting to allow the Board to take action to approve the audit.



NEW BUSINESS – Trey Hamrick with Vero Broadband presented a new Fiber Optic Internet option available to the community. The Board suggested that Trey contact the different village delegates to set up individual meetings with the individual villages to present their product to those village members.

BMSA's legal firm, Altitude Community Law, provided a letter recommending a Foreclosure on 362 Mineral Springs Circle. The primary focus of the foreclosure is to force payment of the delinquent dues, attorney fees and late fees associated with the property. Director Gates made a motion, seconded by Director Mohrlang to approve the foreclosure resolution.

UNRESOLVED/WORKING ITEMS – None

OTHER BUSINESS – None

ADJOURNMENT - at 11:09 a.m.

HEARINGS –