

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

July 20, 2021

Present:

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
Al Reuter	Director, Eagle's Point
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
John Keller	Director, The Reserve
Robert Gross	Director, RHP Properties – <u>by Proxy</u>
Dianna Arnett	Director, Tamarisk Meadows

Absent Board Members:

Bert Hyman	Director, Princeton Management
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Also Present:

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

COMMUNITY MEMBERS PRESENT: Kay Merry, Dan Birrer

OWNERS OPEN FORUM- Kay Merry wanted to express her concern and frustration about loose dogs in the community. Mrs. Merry gave examples of experiences she has had in the last month walking her dog. Dan Birrer introduced himself and he was just observing the meeting.

CALL TO ORDER- President Koning called the meeting to order at 9:28 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

June 15, 2021 REGULAR MEETING MINUTES- Director Provstgaard made a motion, seconded by Director Reuter, to approve the minutes of the regular meeting with corrections. The motion passed unanimously.

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

COMMITTEE REPORTS

Finance Committee- See attached written report.

Architectural Committee- See attached written report

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The Colorado Dream

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Covenant Control Committee- See attached written reports

Oil & Gas Committee- None

Associated Governments of Northwest Colorado- Next meeting is July 21st

Energy Advisory Board- Next meeting is August 5th

MANAGER REPORT-

Community Signs – The two new stone community signs located at Turkey Trail Park and in the median of North Battlement Parkway have been installed. In addition, the stone sign at the lower entrance to Willow Ridge Apartments was also installed in the past month.

Right-of-Way Mowing – The second mowing of the right-of-ways was completed this past month. Only minimal maintenance should be required in these areas after the second round of mowing.

Open Space Mowing – the first mowing of the open spaces is now complete. It is anticipated that one additional mowing should be enough to maintain the height of the grasses for the summer.

Community Fence Staining – Last week Lush Green Landscapes completed the staining of the community cedar picket fences along Stone Quarry Road in the Saddleback Village area. Approximately 3,100 lineal feet of fence was stained which will deplete the \$15,000 budgeted in the Reserve Fund for fence staining in the fiscal year 2021.

Parcel Acquired from BMC – This past week we had the triangular parcel, acquired by the BMSA from Battlement Mesa Company, mowed and trimmed. As the parcel is highly visible to a large volume of traffic, Manager Rippy suggested the Board consider budgeting to improve it with some level of xeriscape. Because it is a fairly small piece of property, it could serve as a pilot project for future xeriscaping of some of the larger common area turf maintained by the BMSA. This would give the Board an idea of preferred design options as well as cost for future planning of these grass common areas. The board authorized Mr. Rippy to meet with Eric Short, Lush Green Landscapes, to prepare a design option and estimated costs associated with landscaping the parcel.

NEW BUSINESS – None

UNRESOLVED/WORKING ITEMS - None

OTHER BUSINESS –

The Board received a letter from the Grand Valley Parks Association, asking for a donation to the Grand Valley Days Committee. Director Reuter made a motion, seconded by Director Gates, to donate \$500 to the Grand Valley Parks Association for the Grand Valley Days Committee. The motion passed unanimously.

The Board suspended the regular meeting at 10:27am and opened the hearings to consider the covenant compliants concerning 27 Pinyon Place and 4 Goldfield Court.

HEARINGS –

10:30 am - 27 Pinyon Place – Parking of utility trailers at the property. The property owner and tenant of the property did not attend the hearing.

Assistant Manager, Vinnie Tomasulo, provided testimony that a utility trailer, belonging to the tenant, had been parked at the property for a significant amount of time, prompting a 1st letter of violation (warning) letter. Because the violation had not been cured in a timely manner, a 2nd violation (\$50 fine) letter was sent. After the 2nd letter, the trailer was removed from the property location for a period of time but then it returned prompting the 3rd violation (\$75 fine). The removal of the trailer occurred on several occasions and then it would be returned to the property location prompting the 4th violation (\$100) letter and the scheduling of this hearing. Evidence of the violation letters sent to the property owner were submitted to the board.

After discussion, Director Roehm made a motion, seconded by Director Cizik, to fine the property owner \$100 for each future occurrence that the trailer is parked at the property. The motion passed unanimously.

10:42am - 04 Goldfield Court – Damaged fence and debris in the yard. The property owner did not attend the hearing. Assistant Manager, Vinnie Tomasulo, provided testimony that the cedar picket fence located in the rear yard of the property was in need of repair as many of the pickets were damaged and missing. In addition, there was significant unsightly debris in the rear yard that is visible from the adjacent Thunderberg Trail. Evidence of the four violation letters sent to the property owner were submitted to the board.

After discussion, Director Keller made a motion, seconded by Director Cizik, to provide the property owner a grace period of July 31, 2021 to repair the fence and remove the debris from the property. On August 1, 2021, if the violations have not been cured, a fine of \$25 per day would accrue against the property until the violations are cured. The motion passed unanimously.

The Board reconvened the regular meeting at 10:53am

ADJOURNMENT - at 10:53 a.m.