

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

August 17, 2021

Present:	Laurel Koning	President, Battlement Creek 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 – <u>by Proxy</u>
	Justin Caselman	Director, Stone Ridge Village Properties – <u>by Proxy</u>
	Robert Cizik	Director, Mesa Ridge Townhomes
	John Keller	Director, The Reserve
	Dianna Arnett	Director, Tamarisk Meadows
	Bert Hyman	Director, Princeton Management
Absent Board Members:	Amy Provstgaard	Vice President, Tamarisk Village
	Robert Gross	Director, RHP Properties
	Tammy VanDeusen	Town Center Filing II
	Angela Barton	Town Center Filing I, III
Also Present:	Steve Rippy	Association Manager
	Vinnie Tomasulo	Assistant Association Manager
	Alex Morris	Administrative Assistant

COMMUNITY MEMBERS PRESENT: None

OWNERS OPEN FORUM- None

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.

July 20, 2021 REGULAR MEETING MINUTES- Director Shepherd made a motion, seconded by Director Reuter, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Cizik made a motion, seconded by Director Gates, to accept the financials subject to audit for July 31, 2021. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee- See attached written report.

Architectural Committee- See attached written report

Page 1 of 2

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

Covenant Control Committee- See attached written reports

Oil & Gas Committee- None

Associated Governments of Northwest Colorado- None

Energy Advisory Board- None

MANAGER REPORT-

Restrictive Covenant – Manager Rippy provided a Restrictive Covenant document that would restrict the use on one of the properties recently acquired from Battlement Mesa Company. The legal description for the property is; Lot 1, Block 28 of Saddleback Village, Filing No.1. Because the property was not identified on the recorded plat as common area, or restricted area, the County Assessor notified Mr. Rippy that the parcel would qualify as taxable real estate. Manager Rippy asked the BMSA attorney to draft the Restrictive Covenant document that restricts the use of the property as Common Area, specifically for the use of community members. Mr. Rippy had the County Assessor office review and confirm that the adoption and recordation of the Restrictive Covenant will allow the property to be classified as tax exempt. Manager Rippy recommends the Board vote to approve the Restrictive Covenant.

2022 Budget Process – At the September BMSA regular meeting, Manager Rippy will be presenting the 2022 preliminary budget. In addition to providing operational revenue and expenditure projections, Mr. Rippy will include capital improvement and/or replacement projects with estimated costs. It is important the board provide direction on what capital improvements they would like to prioritize for 2022, in order to calculate estimated costs. Manager Rippy would like to encourage board members to provide him with capital improvement items. President Koning asked for a Budget Committee to be appointed. The Budget Committee members are John Shepherd, Bob Arrington, Al Reuter and Laurel Koning.

R.O.W. Mowing – Contractor, Lush Green Landscapes, has recently started mowing the right-of-ways for the third time. Contrary to Mr. Rippy’s Manager’s Report last month, the rains the community received recently gave the native grasses revived life and they grew quickly, requiring the mowing much sooner than anticipated.

New Delegate/Directors – The new ownership groups for the Town Center delegate areas have provided resolutions appointing Angela Barton as the Delegate for Town Center #1 and Town Center #3, and Tammy VanDeusen as the delegate for Town Center #2. These three delegate areas were previously represented by Eric Schmela.

NEW BUSINESS – Director Reuter made a motion, seconded by Director Arnett, to approve the Restrictive Covenant to allow Lot 1, Block 28 of Saddleback Village, Filing No.1 to be classified as tax exempt. The motion passed unanimously.

UNRESOLVED/WORKING ITEMS - None

OTHER BUSINESS – Director Dianna received correspondence from 63 Mineral Springs Circle in Tamarisk Meadows. They are concerned about their neighbors at 36 Baker Hill Place smoking marijuana outside the residence. The smell is excessive and coming into 63 Mineral Springs’ home. They are also unable to enjoy their backyard due to the smell. Assistant Manager Tomasulo will research the BMSA noxious odor covenant and follow up.

HEARINGS – None

ADJOURNMENT - at 9:45 a.m.

BATTLEMENT MESA SERVICE ASSOCIATION
SPECIAL MEETING OF THE DELEGATES

September 7, 2021

Present:	John Shepherd	Sec/Treasurer, Canyon View Village
	Brad Gates	Director, Fairways
	Bob Arrington	Director, Willow Creek Village
	Al Reuter	Director, Eagle's Point
	Tammie VanDeusen	Director, Town Center Filing II
	Penny Roehm	Director, Valley View Village – <u>by Proxy</u>
	John Keller	Director, The Reserve – <u>by Proxy</u>
	Justin Caselman	Director, Stone Ridge Village Properties – <u>by Proxy</u>
	Robert Cizik	Director, Mesa Ridge Townhomes – <u>by Proxy</u>
	Robert Gross	Director, RHP Properties – <u>by Proxy</u>
Absent Board Members:	Laurel Koning	President, Battlement Creek Village
	Amy Provstgaard	Vice President, Tamarisk Village
	Dianna Arnett	Director, Tamarisk Village
	Bert Hyman	Director, Princeton Management
	Samuel Stewart	Director, Monument Village
Also Present:	Steve Rippy	Association Manager

COMMUNITY MEMBERS PRESENT: None

OWNERS OPEN FORUM- None

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

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the special meeting.

NEW BUSINESS – After discussion of the audit, Director Gates made a motion, seconded by Director Reuter, to approve the BMSA 2020 financial audit. The motion passed unanimously.

ADJOURNMENT- at 9:16 a.m.