

APPROVED

10-20-2020

 **BATTLEMENT MESA**
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

September 15, 2020

Present:	Laurel Koning	President, Battlement Creek Village
	Amy Provstgaard	Vice President, Tamarisk Village by Proxy
	John Shepherd	Sec/Treasurer, Canyon View Village
	Dianna Arnett	Director, Tamarisk Village
	Al Reuter	Director, Eagle's Point
	Brad Gates	Director, Fairways
	John Keller	Director, The Reserve
	Penny Roehm	Director, Valley View Village
	Bob Arrington	Director, Willow Creek Village
	Robert Cizik	Director, Mesa Ridge Townhomes
	Samuel Stewart	Director, Monument Village by Proxy
	Justin Caselman	Director, Stone Ridge Village
 Absent Board Members:	 Eric Schmela	 Declarant, Battlement Mesa Partners
	Dale Johnson	Director, Princeton Management Properties
	Robert Gross	Director, RHP Properties
 Also Present:	 Steve Rippy	 Association Manager
	Vinnie Tomasulo	Assistant Association Manager
	Sherry Loschke	Administrative Assistant

COMMUNITY MEMBERS PRESENT: Bob Arrington of Willow Creek Village was there to speak for a constituent.

OWNERS OPEN FORUM- Bob Arrington addressed the Directors during the Owner's Open Forum because as a speaker in the Open Forum he is allowed to speak without people talking over him. He asked if Mr. Rippy agreed with the statement and Mr. Rippy stated yes. Mr. Arrington stated that when speaking as one of the Directors during a meeting he is entitled to the same rule and should be allowed to finish his comments without being spoken over by other directors or staff members.

Mr. Arrington stated that in October of 2019 URSA provided a letter to the BMSA indicating they were suspending donations to the BMSA as they had previously committed. The payments were to be suspended until they were able to continue drilling activities on the undeveloped pads within the Battlement Mesa PUD.

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The Colorado Dream

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Mr. Arrington state that now the URSA has filed for Chapter 11 bankruptcy the BMSA should file a claim for the unpaid commitments with the bankruptcy court.

CALL TO ORDER- President Koning called the meeting to order at 9:05 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON- No report

August 18, 2020 REGULAR MEETING MINUTES- Director Reuter made the motion to approve the minutes of the regular meeting, Director Gates seconded, the motion passed unanimously subject to a minor change.

FINANCIAL REPORTS- Director Arrington made the motion to accept the financials for August 31, 2020 Director Reuter seconded. The motion passed unanimously subject to audit.

COMMITTEE REPORTS

Finance Committee- See attached written report

Architectural Committee- It was noted that when a property is approved with conditions the conditions be listed on the Architectural Report for the Board Meeting.

Covenant Control Committee- See attached written reports

Oil & Gas Committee- Nothing New To Report

Associated Governments of Northwest Colorado- Nothing New To Report

EAB- Nothing New To Report

MANAGER – Mr. Rippy presented the BMSA 2021 Preliminary Budget. He explained the board does not need to take any action concerning the budget as it is just preliminary but they should review it and provide feedback on any concerns or questions they have. Mr. Rippy highlighted a couple of line item expenses that required increases due to rising costs associated with those line items. Irrigation water for the common areas throughout the community has seen a significant increase over the years and has been adjusted to reflect those costs. The Board proceeded to appoint a budget committee to meet with Mr. Rippy to review the budget. Directors, Koning, Keller, Shepherd and Arrington were appointed to the committee.

This past week there were several fence sections along Stone Quarry Road damaged. The fences were in the backyard of three adjoining properties in Monument Creek Village. Two of the back yard fences have now been repaired and the third is scheduled to be repaired this week. We are having difficulty acquiring the 7/8" thick cedar pickets as Valley Lumber has been unable to get them in stock this summer. Several years ago we began using 7/8" due to the shorter life span of the 5/8".

The Town of Parachute began operation of the Parachute Area Transportation System (PATs) on September 9th. The system serves the Parachute and Battlement Mesa Communities. At this time official pickup areas and/or bus stops in Battlement Mesa have not been secured. Mr. Eric Schmela notified Mr. Rippy that he has had discussions with Parachute Town Manager, Stuart MacArthur to identify potential Battlement Mesa Company sites that could serve as a pickup point. Mr. Rippy believes this is a very important service that is lacking in the area and could provide a valuable benefit to the community and the BMSA should assist if necessary.

DECLARANT REPORT- None

NEW BUSINESS- None

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS – President Koning and the Board would like the Manager and Assistant Manager to pursue the bankruptcy filing with the attorneys. The board directed Mr. Rippy to contact the BMSA attorney to pursue the filing of a claim with the bankruptcy court for the unpaid funds committed to the BMSA by URSA.

HEARINGS- Director Keller made a motion to fine 362 Mineral Springs Circle \$25.00 a day if the yard is not cleaned by September 30, 2020; it was seconded by Director Reuter. The motion passed unanimously.

Director Reuter made a motion to fine 55 Queen City Circle \$25.00 a day if the yard is not cleaned by September 30, 2020; it was seconded by Director Cizik. The motion passed unanimously.

ADJOURNMENT- at 11:00 am