

10/18/2022

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

September 20, 2022

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
Adam Ford	Director, Mesa Ridge Townhomes
Penny Roehm	Director, Valley View Village
Tony Haschke	Director, Monument Creek Village
Jerry Mohrlang	Director, Stone Ridge Village
Jane Edwards	Director, The Reserve
Dianna Arnett	Director, Tamarisk Meadows
Al Reuter	Director, Eagle's Point
Tammie VanDeusen	Director, Town Center Filing II – <u>By Proxy</u>

Absent Board Members:

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

Also Present:

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

COMMUNITY MEMBERS PRESENT: William Dearing – 62 Hogan Circle
Judy Thomsen – 12 Cottonwood Court

OWNERS OPEN FORUM-

CALL TO ORDER- Vice President Provstgaard called the meeting to order at 9:04 a.m. President Koning arrived at 9:14am

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

August 16, 2022, REGULAR MEETING MINUTES- Director Haschke made a motion, seconded by Director Arrington, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Arrington made a motion, seconded by Director Gates to accept the financials subject to audit for August 30, 2022. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee- See attached written report.

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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

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- None

MANAGER REPORT-

BMSA 2022 Annual Meeting of Members – Due to COVID the BMSA did not hold the annual meeting of members in 2020 or 2021. Approximately eight years ago, the Board of Directors moved the annual meeting date from November to April of each year. April of 2022 was still a time of concern for potential COVID related transmission, so the meeting was delayed. The Board of Directors need to schedule a meeting date.

BMSA Annual Village Meetings – The Board of Directors need to schedule the individual meetings of villages. The village meetings held by the BMSA do not include meetings for sub-associations as those are held by their independent HOA boards. The villages participating in the BMSA village meetings are Battlement Creek & Reserve, Willow Creek, Monument Creek, Stone Ridge, Tamarisk Village and Tamarisk Meadows. These are six separate meetings held independently with invitation to only those members within the village. We should schedule dates for these meetings to allow mailing of required document to members.

2023 BMSA Preliminary Budget – A copy of the 2023 BMSA preliminary budget was included in the packet for review. The preliminary budget projects a \$4.00 increase in the annual common assessment (\$308-\$312) to keep up with increasing costs. The initial projection of expenditures reflect similar line-item amounts to previous years. Based upon 2022 actual costs it is anticipated upward adjustments will be necessary in several line-items prior to final budget adoption. The Board does not take action on the preliminary budget as it is intended to provide a general idea of the revenues and expenditures projected for 2023

BMSA Landscape Maintenance – Last week, Assistant Manager, Vinnie Tomasulo, and Manager, Steve Rippy, met with Lush Green Landscapes owner, Eric Short and employee, Jeremy Fister, to go over maintenance item concerns. The purpose of the meeting was to identify items of concern based upon the 2022 maintenance season and determine a means of achieving the level of service the BMSA wishes to achieve and what it will take to reach that service level. The annual contract amount with Lush Green has remained relatively unchanged for many years even though Turkey Trail Park, the parkway medians and Fairways common area have been added to their list of maintenance items. Manager Rippy anticipates an increase in the cost of landscape maintenance is required to achieve the desired maintenance goals in 2023.

NEW BUSINESS – The Board of Directors scheduled the Annual Meeting of Members of October 13th, 2022. The Annual Village Meetings were scheduled as follows:

Willow Creek:	October 11 th , 2022
Tamarisk Village:	October 20 th , 2022
Stone Ridge:	October 25 th , 2022
Battlement Creek & Reserve:	October 27 th , 2022
Monument Creek:	November 1 st , 2022
Tamarisk Meadows:	November 3 rd , 2022

No action was taken on Resolutions 2022-001, 2022-002, and 2022-003. Manager Rippy asked that the Board review the resolutions before next month's meeting. Action will be taken then.

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OLD BUSINESS –

OTHER BUSINESS –

ADJOURNMENT - at 10:05 a.m.

HEARINGS –

BMSA Financial Committee

October 18, 2022 Report on Financial Documents

For September 2022

Operating Accounts

This is the ninth month of our fiscal year. The Common Assessment Revenues Actual of \$539,915 was below the Budget of \$687,456 a significant shortfall of \$147,541. Again it is a reflection of some of the larger members have a payment schedule that is later than ours, thereby reflecting this shortfall. This is an item for continue examination but not of serious concern at the moment.

Other Income items of interest are: Fines and Attorney Fees Actual \$47,503 against a Budget of \$22,000, Miscellaneous Revenues \$8,754 against a Budget of \$5,000. The total Revenues was \$754,070 against a Budget of \$875,752 a shortfall of \$121,714.

The total Expenditures was below Budget by \$42,334. (Actual \$705,786 vs Budget of \$748,120). Most of the under budget items were due to delayed billing and items not yet completed or billed. Many of those items will be completed later.

The Net Revenue over Expenditures was \$48,284 against a Budget of \$127,662, an encouraging sign when the revenues were down.

The Balance Sheet is adequate to meet any demands with a cash position of \$96,487.

Reserve Accounts

There was a withdrawal as noted previously from the Reserves of \$3,014 for planned Fence Improvements. It is to receive \$6,950 quarterly.

Edward Jones - Reserve Accounts

Edward Jones maintains the majority of our reserves. There were no withdrawals from the accounts.

The value of this investment with this firm as of September 30, 2022 is \$458,908.

Total Reserves held by us and Edward Jones and other assets of Land, Accounts Receivable, and Street Light Pole Inventory are a total of \$636,057.

(Note this does not include the BMNIO funds).

Copies of the September 2022 financials are included in your packets.

Non Profit 501(c) (4)

The Battlement Mesa Neighborhood Improvement Organization. (BMNIO)

This account has a balance of \$17,864. Previous reports detailed the receipt of this account and use of these funds. The source was URSA Oil & Gas. The firm has taken bankruptcy and the assets sold.

Since this account requires an audit yearly at a cost of \$1,500 +/-, this strongly suggests its board determine how the funds can be properly utilized and close this account. This issue is still pending.

File: BMSA Financial Committee 10-18-2022

**Architectural Committee Meeting
September 07, 2022**

1. 49 Talon Trail
Owner: David Thomas
Subdivision: Eagle's Point
Request: New Fence
Completion Date:
Committee Action: **Approved**

2. 48 Ridge View Place
Owner: Russell & Lori Cartwright
Subdivision: Willow Creek
Request: Landscaping Plan for New Home
Completion Date:
Committee Action: **Approved w/ conditions**
ARC provided homeowner with a suggested tree & shrub list.
Natural area was no approved.

3. 219 Willow Creek Trail
Owner: David & Debra Penrose
Subdivision: Willow Creek
Request: Added structure to home
Completion Date: 04/30/2023
Committee Action: **Approved w/ conditions**
Owner will speak w/ Garfield County regarding the steel beam.

4. 76 Green Mesa Place
Owner: Larry & LuAnn Moss
Subdivision: Willow Creek
Request: Landscaping
Completion Date:
Committee Action: **Approved**

5. 209 Cliff View Circle
Owner: Brayan Mares
Subdivision: Valley View
Request: Lighting
Completion Date:
Committee Action: **Approved w/ conditions**
Limit to 2 fixtures. Cannot be adjustable. Down cast light only.
Cannot be higher than the top of your fence.

6. 35 Locust Way
Owner: William & Eleanor Nelson
Subdivision: Stone Ridge
Request: Exterior Paint
Completion Date:
Committee Action: **Approved**

7. 81 Promontory Place
Owner: Ernest Mendoza
Subdivision: Willow Creek
Request: Landscaping
Completion Date:
Committee Action: **Approved**

8. 445 Battlement Creek Trail
Owner: Jim & Beverly Reed
Subdivision: Battlement Creek
Request: Exterior Paint/Siding
Completion Date:
Committee Action: **Approved**

9. 90 Cliff View Circle
Owner: Robert Szymczak
Subdivision: Valley View
Request: Landscaping
Completion Date:
Committee Action: **Approved**

10. 58 Green Mesa Place
Owner: Alexis & Alvaro Ramirez
Subdivision: Willow Creek
Request: Landscaping & Fencing
Completion Date:
Committee Action: **Approved**

11. 48 Green Mesa Place
Owner: Carlos Cornejo
Subdivision: Willow Creek
Request: Landscaping
Completion Date:
Committee Action: **Approved**

12. 50 Dogwood Ln
Owner: Horizon Homes
Subdivision: Monument Creek
Request: Exterior Paint
Completion Date:
Committee Action: **Approved**

13. 9 Holly Way
Owner: Steven & Carol Widoll
Subdivision: Monument Creek
Request: Exterior Paint
Completion Date:
Committee Action: **Approved**

14. 591 Ponderosa Cir
Owner: Kevin Burk
Subdivision: Monument Creek
Request: Fencing
Completion Date:
Committee Action: **Approved**

15. 23 W. Silverbell Place
Owner:
Subdivision: RHP
Request: Added Structure
Completion Date:
Committee Action: **Approved**

16. 577 Ponderosa Cir
Owner: Paige Haderlie
Subdivision: Monument Creek
Request: Landscaping for New Home
Completion Date:
Committee Action: **Approved**

17. 78 River View Place
Owner: Collin & Vicki Kenney
Subdivision: Willow Creek
Request: Landscaping
Completion Date: 10/31/2022
Committee Action: **Approved**

18. 89 Talon Trail
Owner: Julia Berry
Subdivision: Eagle's Point
Request: Landscaping
Completion Date:
Committee Action: **Approved w/ conditions**
**Weed barrier must be installed under the rock area. Please provide
ARC w/ size & color of rock.**

**Architectural Committee Meeting
September 21, 2022**

1. 306 Tamarisk Trail
Owner:
Subdivision: RHP
Request: Added Structure
Completion Date: 10/31/22
Committee Action: **Approved**

2. 58 Green Mesa Place
Owner: Alexis & Alvaro Ramirez
Subdivision: Willow Creek
Request: Landscaping & New Shed
Completion Date:
Committee Action: **Approved**

3. 39 Hogan Circle
Owner: Mountain Valley Developmental Services
Subdivision: Fairway Villas
Request: Deck & Ramp
Completion Date 12/31/2022
Committee Action: **Approved**

4. 162 Eagle Ridge Drive
Owner: Mountain Valley Development Services
Subdivision: Eagle's Point
Request: Deck & Ramp
Completion Date: 12/31/22
Committee Action: **Approved**

Battlement Mesa Service Association

Covenant Violation Report September 2022

VILLAGE	TRASH CAN	PROPERTY MAINTENANCE	PARKING	ANIMAL COMPLAINT	ABANDONED VEHICLE	OTHER	TOTAL	% OF VIOLATION
BATTELEMENT CREEK		5				1	6	7.69%
CANYON VIEW					1		1	1.28%
EAGLES POINT	1		1			2	4	5.13%
FAIRWAYS							0	0.00%
MESA RIDGE							0	0.00%
MONUMENT CREEK	2	17	9	1	1	1	31	39.74%
SADDLEBACK VILLAGE	1						1	1.28%
STONE RIDGE		3				1	4	5.13%
TAMARISK MEADOWS	3	2	1	1	1		8	10.26%
TAMARISK VILLAGE	1	9	1		1	3	15	19.23%
THE RESERVE		1					1	1.28%
VALLEYVIEW		1	2				3	3.85%
WILLOW CREEK		2				2	4	5.13%
Miscellaneous							0	0.00%
TOTAL	9	39	14	2	4	10	78	100%
PERCENTAGE	11.54%	50.00%	17.95%	2.56%	5.13%	12.82%	100.00%	



ASSOCIATED GOVERNMENTS
OF NORTHWEST COLORADO

AGENDA

AGNC BOARD OF DIRECTORS & MEMBER MEETING

October 19, 2022

Montrose County Event Center, Meeting Rooms 1 & 2, 1036 N. 7th St., Montrose, CO, 81401

9:00 am to 1:30 pm

ZOOM: <https://us02web.zoom.us/j/2510562431> Password: 2462

PHONE: +1 (669) 900-6833 Meeting ID: 251 056 2431 Password: 2462

Pledge of allegiance

9:00 A.M 1. **Call to order** – Mike Samson, Chairman:
 Introductions
 Approval of minutes

2. **Financial report** – Tiffany Pehl

3. **Project and Committee Reports:**
 AAoA – Heather Jones
 Broadband Update – Corey Bryndal
 Legislative Update – Orf & Orf

9:45 – 10:00 Break

10:00 – 11:00 Senator Bennet’s Office – Matt Kireker
 – Review Farm Bill

11:00 – 12:00 Meridith Marshal & Alyssa Dingberg
 – Grants Navigator Specialist Position for COG’s

12:00 – 12:30 Brandon Siegfried
 – Federal Jurisdiction

12:30 – 1:00 Lunch

1:00 – 1:15 Federal Delegate Updates

1:15 – 1:30 Administrative Update

5. **Tiffany Pehl** -- Administrative Update
6. **New Business** – *Next meeting November 16, 2022, Garfield County Administration Building, Rifle, CO 81650*
7. **Adjourn**