

APPROVED
10-19-2021

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

September 21, 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
	Samuel Stewart	Director, Monument Village – <u>by Proxy</u>
	Penny Roehm	Director, Valley View Village
	Robert Cizik	Director, Mesa Ridge Townhomes
	John Keller	Director, The Reserve
	Dianna Arnett	Director, Tamarisk Meadows
	Bert Hyman	Director, Princeton Management
	Tammy VanDeusen	Director, Town Center Filing II
Absent Board Members:	Justin Caselman	Director, Stone Ridge Village Properties
	Robert Gross	Director, RHP Properties
	Angela Barton	Town Center Filing I, III
	Al Reuter	Director, Eagle's Point
Also Present:	Steve Rippy	Association Manager
	Vinnie Tomasulo	Assistant Association Manager
	Alex Morris	Administrative Assistant

COMMUNITY MEMBERS PRESENT: Lori Cartwright – Monument Creek
Amy McFarren – Monument Creek
Dan Birrer – Battlement Creek

OWNERS OPEN FORUM- Lori Cartwright expressed her concerns with the BMSA architectural standards that limit the width of the curb-cut for driveways off of the street. She believes the current standard which limits the width of the curb-cut to 20 feet and 24 feet should be increased to 30 feet to allow a larger driveway and additional parking. She commented that the new home construction often includes larger garages that require a wider driveway and the current narrow curb-cut width does not accommodate that very well. BMSA Manager Rippy explained that he was not certain how the current curb-cut widths were adopted. It may have been a county standard for Battlement Mesa's county owned streets or it may have been the original design approved on the original recorded plat. Mr. Rippy further explained that the BMSA Architectural Committee could review the current curb-cut standard and make a recommendation to the Board that the width be increased or that the current standard remains as it is. The Board requested that the Architectural Committee review the current standard for the curb-cut width.

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

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

SEPTEMBER 07, 2021 SPECIAL MEETING MINUTES- Director Keller made a motion, seconded by Director Gates, to approve the minutes of the special meeting. The motion passed unanimously.

AUGUST 17, 2021 REGULAR MEETING MINUTES- Director Keller made a motion, seconded by Director Gates, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Arrington made a motion, seconded by Director Keller, to accept the financials subject to audit for August 31, 2021. 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- Meeting was September 15, 2021. Broadband installation, Wolf Reintroduction and BLM Headquarters were all discussed at the meeting.

Energy Advisory Board- None

MANAGER REPORT-

2022 Preliminary Budget – Manager Rippy informed the Board that the 2022 Preliminary Budget was included in their packet for review. The majority of proposed line item expenses remain unchanged from the 2021 budget. The proposed budget does not include any change in the common or trash assessment. This is an item the Board may wish to discuss after reviewing the budget. In addition, Mr. Rippy has not spoken with any service contractors yet to determine if there are any proposed increases in their prices. The preliminary budget does not require official action by the Board.

BMSA Common Areas – A significant portion of the budget (14%) has historically been spent on irrigating the common areas. There is more pressure than ever to conserve water use to offset the demand for water from the river in order to meet the demands of all that depend on it as well as protect its health. The cost to irrigate is certainly going to increase and at some point it will most likely increase dramatically as water sources fall under greater scrutiny. Manager Rippy recommends the Board begin setting a goal to prioritize the reduction of irrigated turf area and converting to a xeriscape model that still maintains an attractive appearance with gravel, shrubs and trees through drip irrigation.

HOA Legislation Concerning Flags/Banners/Signs – New legislation was adopted in the 2021 Colorado legislative session concerning the display of flags, banners and signs. The new legislation has made much of the language in many current regulations adopted by HOA's in Colorado obsolete, this includes the BMSA regulations. Manager Rippy asked BMSA attorney, David Firmin, to review the BMSA's current regulations for needed changes in light of the new legislation and has drafted a resolution that makes the required changes. Mr. Rippy will present the draft resolution to the Board at the October regular meeting.

NEW BUSINESS – The first proposed development, called Battlement Highlands, is planned near the Grand Valley Middle School on 5.8 acres and is planned to include 32 single family homes. These homes are planned to be approximately 1,600 square feet and the lots in the development approximately 5,000 square feet.

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The Colorado Dream

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The second development, called Battlement Vista, is planned on 2.6 acres along Stone Quarry Road on the opposite side of the road from Saddleback Village. This development proposes 29 2-story attached townhomes broke into 7 triplexes and 2 four-plexes. These units are proposed to be approximately 1,150 square feet.

Manager Rippy presented the Board with the 2021 Reserve Study. Director Gates made a motion, seconded by Director Provstgaard, to approve the 2021 Reserve Study. The motion passed unanimously.

Director Gates made a motion, seconded by Director Cizik, to approve the consideration of resolution for Capital Contributions. The motion passed unanimously.

Director Gates made a motion, seconded by Director Cizik, to approve the consideration of resolution for Excess Income Applied Towards Subsequent Year's Expenditures. The motion passed unanimously.

Manager Rippy presented the 2022 Preliminary Budget to the Board. The Board looked over the preliminary budget and had no questions or concerns.

Manager Rippy presented a Notice of Intent to Redeem, drafted by BMSA's legal counsel, Altitude Community Law, for 170 Queen City Circle due to unpaid assessments and fees. After much discussion it was decided that additional information and/or options be reviewed and considered prior to taking action on this item.

UNRESOLVED/WORKING ITEMS – None

OTHER BUSINESS – The Board discussed annual meeting dates for their delegated areas. Tamarisk Village is scheduled on October 20th. Tamarisk Meadows is scheduled on October 18th. The Reserve/Battlement Creek Village is scheduled on October 26th. Willow Creek Village, Monument Creek Village & Stone Ridge are to be determined.

HEARINGS – 362 Mineral Springs Circle – Yard maintenance and broken fence.

Director Roehm made a motion, seconded by Director Gates to fine customer a daily fine of \$25.00 starting October 1st, if the problem has not been remedied, and again starting November 1st of a daily fine of \$50.00 if the problem has not been remedied. The motion passed unanimously.

36 Baker Hill Place – Yard maintenance

Director Gates made a motion, seconded by Director Provstgaard to fine customer a daily fine of \$25.00 starting October 1st, if the problem has not been remedied, and again starting November 1st of a daily fine of \$50.00 if the problem has not been remedied. The motion passed unanimously.

ADJOURNMENT - at 11:13 a.m.