

2/16/2021

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

January 19, 2021

**Present:**

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Al Reuter	Director, Eagle's Point
Brad Gates	Director, Fairways by Proxy
John Keller	Director, The Reserve
Penny Roehm	Director, Valley View Village
Bob Arrington	Director, Willow Creek Village
Robert Cizik	Director, Mesa Ridge Townhomes
Bert Hyman	Director, Princeton Management

**Absent Board Members:**

Justin Caselman	Director, Stone Ridge Village Properties
Dianna Arnett	Director, Tamarisk Village
Samuel Stewart	Director, Monument Village
Robert Gross	Director of RHP Properties

**Also Present:**

Steve Rippy	Association Manager
Vinnie Tomasulo	Assistant Association Manager
Sherry Loschke	Administrative Assistant

**COMMUNITY MEMBERS PRESENT:** Larry Forman from Willow Creek Village, Battlement Mesa, CO.

**OWNERS OPEN FORUM-** None

**CALL TO ORDER-** President Koning called the meeting to order at 9:03 a.m.

**DISCLOSURE OF CONFLICT-** None

**ELECTION OF OFFICERS-** Director Hyman nominated Laurel Koning for President and Director Cizik seconded the nomination. There were no further nominations and President Koning was elected unanimously.

President Koning nominated Amy Provstgaard for Vice President and Director Shepherd seconded the nomination. There were no further nominations and Vice President Provstgaard was elected unanimously.

Director Keller nominated John Shepherd for Secretary/Treasurer and Director Reuter seconded. There were no further nominations and Secretary/Treasurer John Shepherd was elected unanimously.

**QUORUM** - A quorum was established for the regular meeting.

**KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON-** Reported that URSA's assets have been purchased by TERRA Energy. TERRA has indicated they have no intention of developing the oil and gas, A Pad or L Pad, previously being pursued by URSA. Mr. Wynn further reported that URSA recently paid their delinquent 2019 property taxes to Garfield County, in the amount of \$5.8 million. His understanding is that they will also be paying the 2020 property taxes that will become due in April 2021. He further reported that he had received a report from a person walking along Stone Quarry Road that smelled gas. The report of the smell of gas was investigated but the source of odor was not determined, and no odor was present during the investigation. Mr. Wynn asked the Board if his continued presence at their monthly meetings is something they wish for him to continue. The Board felt that due to the slowdown in oil and gas activity in the area during the past year, that having Mr. Wynn attend the meeting on a quarterly basis would be sufficient to provide the necessary updates. Mr. Wynn agreed and commented that if something significant were to occur in between meetings, he would certainly apprise the Board at that time.

**NOVEMBER 17, 2020 REGULAR MEETING MINUTES-** Director Provstgaard made the motion to approve the minutes of the regular meeting with corrections, Director Reuter seconded the motion. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Keller made the motion to accept the financials for November 30, 2020 and December 31, 2020, Director Provstgaard seconded the motion. The motion passed unanimously subject to audit.

## **COMMITTEE REPORTS**

**Finance Committee-** See attached written report

**Architectural Committee-** Construction is on the rise and should continue after winter is over.

**Covenant Control Committee-** See attached written reports

**Oil & Gas Committee-** None

**Associated Governments of Northwest Colorado-** Director Provstgaard mentioned that hopefully there will be a meeting in February. Due to Covid-19 they have not been able to hold meetings.

**EAB-** Nothing New To Report

**MANAGER REPORT-** Mr. Rippy reported Lush Green Landscapes has started the median landscape improvements located on South Battlement Parkway. The two medians that are being landscaped are located adjacent to the Willow Ridge (Yellow) Apartments. The upper median has existing irrigation access, but the lower median has no irrigation source.

The contractor will bore from the existing irrigation source in the upper median to the lower median to provide irrigation access. Once the irrigation lines are connected, the landscaping will be installed. The completion of the two medians will finish the landscape in all the medians located on West and South Battlement Parkway between the waterfall and the recreation center.

COVID-Financial Impacts: Mr. Rippy wanted to report a short summary of the 2020 financials now that the year is completed. He was happy to report in 2020 the BMSA saw no negative financial impact from the pandemic. One hundred percent of total budgeted revenues were received and total expenditures for the year were under budget by approximately \$10,000.

Community Housing Update: Mr. Rippy reported that home sales in Battlement Mesa were very strong despite the nation's impact from COVID. A total of 133 homes were purchased in the community which represents 8% of the housing units in the community. In addition, there were 19 vacant lots purchased. Four new homes were constructed with three additional homes started and under construction at year's end. The BMSA office has also been contacted by the new developers that recently purchased most of the vacant residential development properties from Battlement Mesa Company. Based upon those discussions he anticipates development plans for one or two parcels submitted to the County during 2021.

Amend 2020 BMSA Budget: Mr. Rippy reported that in the 2019 BMSA Audit Report the auditor recommended the 2020 budget be amended to offset the deficit fund balance that occurred in the 2019 Operating Fund. The deficit amount was \$24,488. In essence the board will be amending the 2020 budget to reflect a year end surplus to offset the 2019 deficit. He explained this is accomplished by modifying the amount of assessments allocated in both the Operating and Reserve funds. He included the proposed amended 2020 budget in the packet for the board's approval.

**NEW BUSINESS-** Director Shepherd made the motion to commit to the Silver Level for KSUN Radio's Membership: \$1,500 (2 x \$750), seconded by Director Provstgaard. The motion passed unanimously.

Director Shepherd made the motion, seconded by Director Arrington, to approve the BMSA 2020 Amended Budget. The motion passed unanimously.

Director Reuter made the motion, seconded by Director Roehm to approve the Foreclosure Resolution. The motion passed unanimously.

**UNRESOLVED/WORKING ITEMS-** None

**OTHER BUSINESS –** None

- **HEARINGS-** 76Cedar Cir, Battlement Mesa, CO. Director Shepherd made the motion, seconded by Director Cizik to allow the owner until Monday, February 15, 2021 to remove the truck and clean that area. In the event the truck is not removed from the property a fine of \$25.00 per day will be assessed against the property at 76 Cedar Ct, Battlement Mesa, Co 81635, beginning February 16, 2021. The motion passed unanimously.

**ADJOURNMENT-** at 11:00 a.m.