



BATTLEMENT MESA
Service Association

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

October 19, 2021

APPROVED
11.16.2021

Present:	Laurel Koning Amy Provstgaard John Shepherd Brad Gates Bob Arrington Samuel Stewart Al Reuter Penny Roehm Robert Cizik Dianna Arnett Robert Gross	President, Battlement Creek Village Vice President, Tamarisk Village Sec/Treasurer, Canyon View Village Director, Fairway Villas Director, Willow Creek Village Director, Monument Creek Village – <u>by Proxy</u> Director, First Eagles Point Director, Valley View Village Director, Mesa Ridge Townhomes – <u>by Proxy</u> Director, Tamarisk Meadows Director, RHP Properties – <u>by Proxy</u>
Absent Board Members	Angela Barton Tammy VanDeusen Bert Hyman John Keller	Director, Town Center Filing 1 & 3 Director, Town Center Filing 2 Director, Willow Ridge & Willow Park Apartments Director, The Reserve
Also Present	Steve Rippy Vinnie Tomasulo	Association Manager Assistant Association Manager

COMMUNITY MEMBERS PRESENT: There were no community members present.

OWNERS OPEN FORUM: There were no owners present.

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

DISCLOSURE OF CONFLICT: None

QUORUM: A quorum was established for the regular meeting.

SEPTEMBER 21, 2021 REGULAR MEETING MINUTES: Director Gates made a motion, seconded by Director Provstgaard, to approve the minutes of the regular meeting with corrections. The motion passed unanimously.

FINANCIAL REPORT: Director Arrington made a motion, seconded by Director Reuter, to approve the financial report subject to audit. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee – Director Shepherd presented an overview of the BMSA financials for the month of September.

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The Colorado Dream

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Architectural Committee – Assistant Manager, Vinnie Tomasulo, presented a report of member properties that had submitted architectural applications and the actions taken by the Committee in the month of September.

Covenant Control Committee – Assistant Manager, Vinnie Tomasulo, presented a report and list of community properties that had been issued a letter of violation of the covenants in the month of September..

Oil & Gas Committee – No report was given.

Associated Governments of Northwest Colorado – No report was given.

Energy Advisory Board – No report was given.

MANAGER REPORT:

Stone Ridge Delegate, Justin Caselman, submitted his resignation as the delegate for the village, effective October 7, 2021. Mr. Caselman expressed that his work schedule no longer allowed him the time to attend the meetings.

Monument Creek Village Delegate, Samuel Stewart, submitted his resignation effective December 1, 2021. Mr. Stewart cited the demands at work limited his ability to attend the meetings regularly.

The annual village meetings for Tamarisk Village, Tamarisk Meadows, Monument Creek Village, Stone Ridge, Willow Creek Village, Battlement Creek Village and The Reserve have been scheduled and a room reserved at the Grand Valley Recreation Center. The meeting dates are as follows; Tamarisk Village, Oct. 20th, Tamarisk Meadows, Oct. 25th, Battlement Creek Village & The Reserve, Oct. 26th, Willow Creek Village, Oct. 28th, Monument Creek Village, Nov. 3rd, Stone Ridge, Nov. 4th.

The common area irrigation systems and the waterfall have all been winterized for the season.

The landscaped common area located in front of First Eagles Point was upgraded this past month with new weed barrier, landscape gravel and repairs to the irrigation system. In addition trees and shrubs were trimmed and dead shrubs removed.

One of the older wood community benches located near the intersection of the Kum & Go store was hit and destroyed by a vehicle this past month. A new metal bench has now been installed to replace the old bench.

NEW BUSINESS – Manager Rippy provided a resolution drafted by BMSA attorney, David Firman, concerning the display of flags and signs in the community. As Mr. Rippy reported at the September meeting the Colorado State Legislature had adopted new legislation that impacts the BMSA's current resolution on this matter. He explained to the Board that no action can be taken today but wanted the Board to review the draft resolution prior to giving consideration to it at a future meeting. After comments and discussion the Board asked that Mr. Rippy bring the resolution back to a future meeting for consideration.

OTHER BUSINESS – Director Reuter thanked the Board for funding the upgrade to the common area in front of First Eagles Point. He commented that Lush Green landscapes did an excellent job and the landscaping makes a great improvement to the appearance of the village. He expressed his desire to see other village entry areas similarly improved in the future.

Director Koning asked about the status of the two properties for which hearings were held in September concerning maintenance of the property. Assistant Manager Tomasulo reported that letters were sent to the owners making them aware of daily fines to be assessed against the properties if appropriate action to correct maintenance of property violations was not taken by specific dates, in accordance with the Board's decisions. He reported that, to his knowledge, no action has been taken to correct the violations.

Manager Rippy explained to the Board that he is in the process of finalizing the BMSA 2022 Final Budget to present for consideration at the November Board of Directors meeting. He commented that the Board should give consideration to a small increase in the common assessment for 2022. The assessment has been increased slightly two times in the past 4 years. The combined total of the two increases was 2%. He further commented that in the past 14 years those are the only increases implemented. Mr. Rippy expressed his concern that with the increasing costs of maintenance and services the amount of assessment funds being directed to the Reserve Fund continues to decline as does the overall funds in reserve. He suggested small incremental increases over several years to lessen the impact on members. He is suggesting a \$2.00 increase for 2022 which would increase the annual assessment from \$302 to \$304. The \$2 increase reflects 6/10ths of a percent and would generate approximately \$5,000 in additional funds.

After much discussion the Board suggested Mr. Rippy include a \$4.00 increase in the assessment for the 2022 budget in order to provide adequate operation and reserve funds. The \$4 represents a 1.3% increase.

HEARINGS – None

ADJOURNMENT – At 9:45 a.m.