

APPROVED

11-17-2020



BATTLEMENT MESA

Service Association

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

October 20, 2020

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Dianna Arnett	Director, Tamarisk 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
Samuel Stewart	Director, Monument Village
Bert Hyman	Director, Princeton Management

Absent Board Members:

Eric Schmela	Declarant, Battlement Mesa Partners
Justin Caselman	Director, Stone Ridge Village Properties
Robert Gross	Director, RHP Properties

Also Present:

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

COMMUNITY MEMBERS PRESENT: None

OWNERS OPEN FORUM- None

CALL TO ORDER- President Koning called the meeting to order at 9:01 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

Page 1 of 3

The Colorado Dream

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

September 15, 2020 REGULAR MEETING MINUTES- Director Stewart made the motion to approve the minutes of the regular meeting, Director Provstgaard seconded, the motion passed unanimously.

FINANCIAL REPORTS- Director Keller made the motion to accept the financials for September 30, 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. Mr. Rippy pointed out that the conditions are now listed on the report.

Covenant Control Committee- See attached written reports

Oil & Gas Committee- Nothing New To Report

Associated Governments of Northwest Colorado- Director Provstgaard mentioned that Battlement Mesa/Parachute was on the schedule to host the meeting at the Grand Valley Recreation Center the 3rd Wednesday in November (November 18, 2020) but she was not sure of the status of that meeting.

EAB- Nothing New To Report

MANAGER – Mr. Rippy explained that the Owners of the Willow Ridge and Willow Park Apartments (Delegate Area # 10) have provided him with a resolution appointing Bert Hyman as their delegate. Bert Hyman automatically becomes a member of the BMSA Board of Directors. Mr. Hyman previously served as the delegate for the apartments. Mr. Rippy welcomed Mr. Hyman.

At the September Board meeting the Board of Directors directed Mr. Rippy to contact the BMSA attorney to have a claim submitted to the Bankruptcy Court, on behalf of the BMSA for the unpaid portion of URSA's donation commitment. Documentation was provided to the attorney and they are proceeding with completing the claim.

The BMSA Waterfall has been winterized and the water drained from the pumps, lines and basins. The waterfall and common area irrigation systems are typically winterized in mid-October. The BMSA Budget Committee met on October 6th, 2020 with Association Manager, Steve Rippy and Assistant Manager, Vinnie Tomasulo and reviewed the budget. The committee noted that operating costs continue to increase due to the normal economic inflation and it may be necessary to increase the common assessment in order to cover operating costs and still set aside adequate reserve funds. The 2021 final budget will be presented at the November Board of Directors meeting.

Page 2 of 3

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Mr. Rippy explained that additional repairs were required on several fences in the community due to some high winds last week. The repairs did not require any major repairs but a large number of pickets needed replaced. There have been several sections of fence that were replaced this year and overall the community fences are in good shape.

DECLARANT REPORT- None

NEW BUSINESS- None

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS – President Koning brought up the subject that there are no street lights on North Battlement Parkway. President Koning explained to board members that there are no street lights located along N. Battlement Parkway or Spencer Parkway. She stated that driving those areas at night gives her concern as visibility is rather limited in comparison to the streets that are equipped with street lights. She suggested some thought be given to a plan to have lights installed along those streets.

NEW BUSINESS- President Koning informed board members that it appears the purchase of some of the BMC development properties is going to occur with the potential for new residential development. She advised that this should be viewed as a positive step that has the potential to rejuvenate the area.

Director Steward inquired whether the new development of residential subdivisions would lead to additional members of the Board of Directors. Mr. Rippy explained that as new subdivisions are annexed into the BMSA boundaries additional delegate areas are created allowing for additional board of director members.

HEARINGS- Director Keller made a motion to fine 48 Oak Ct \$25.00a day if the trash cans and items are not put away by October 31, 2020; it was seconded by Director Reuter. The motion passed unanimously.

Mr. Rippy wanted to do more research on 17 Mineral Springs before the Board decides what they would like to do with that property.

ADJOURNMENT- at 9:48 am