

APPROVED
1-19-2021



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

November 17, 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
John Keller	Director, The Reserve
Penny Roehm	Director, Valley View Village
Bob Arrington	Director, Willow Creek Village by Proxy
Robert Cizik	Director, Mesa Ridge Townhomes by Proxy
Samuel Stewart	Director, Monument Village by Proxy
Bert Hyman	Director, Princeton Management
Robert Gross	Director of RHP Properties by Proxy

Absent Board Members:

Eric Schmela	Declarant, Battlement Mesa Partners
Justin Caselman	Director, Stone Ridge Village 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 and Chuck Hall from Stone Ridge Village.

OWNERS OPEN FORUM- None

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.

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

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

October 20, 2020 REGULAR MEETING MINUTES- Director Provstgaard made the motion to approve the minutes of the regular meeting Director Gates seconded the motion. The motion passed unanimously.

FINANCIAL REPORTS- Director Keller made the motion to accept the financials for October 31, 2020 Director Gates 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- Chuck Hall reported on URSA's bankruptcy and that there would be a hearing on November 19, 2020. Mr. Hall mentioned that URSA's assets could be bought by Terra. He also mentioned that he is resigning from the Battlement Mesa Oil and Gas Committee. The BMSA Board thanked him for his service over the years.

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 REPORT- Mr. Rippy reported that he has filed the claim on behalf of the BMSA with the bankruptcy court concerning the URSA bankruptcy. The claim is for the unpaid URSA commitment to the BMSA in the amount of \$500,000. Mr. Rippy reported that in light of the restrictions on large gatherings due to COVID, and with the technical challenges of conducting the meeting through Zoom, it may be difficult to hold the BMSA Annual Meeting of members prior to the end of the year. He will discuss with the BMSA attorney to see if there are some other options.

Mr. Rippy presented the BMSA 2021 budget. The overall expenditures in the operating fund were budgeted at 1% above 2020 expenditures. The primary factor in the increase is related to water costs associated with irrigation of the common area turf grass. Mr. Rippy explained that inflation in operating costs to cover expenses has made it very challenging the past several years to cover expenses and still be able to allocate monies into the Reserve Fund. He recommended a \$1 per quarter (\$4 annually) increase in the common assessment which would increase the annual common assessment from \$300 to \$304. The additional \$4 reflects an increase of 1.3%

DECLARANT REPORT- No Report

NEW BUSINESS- Director Keller made the motion to increase the annual Common Assessment to \$304.00
Director Arnett seconded the motion. The motion passed unanimously.

Director Gates made the motion, seconded by Director Provstgaard, to approve 2021 service contracts with the following contractors. The motion passed unanimously.

Battlement Mesa Metro District – Association Management
Battlement Mesa Metro District – Covenant Compliance
Battlement Mesa Metro District – Street Sweeping
Altitude Law – Legal Services
Dependable Waste – Trash Services
Lush Green Landscapes – Common Area Maintenance
Lush Green Landscapes – Tamarisk Village Front Yard Irrigation Maintenance
Lush Green Landscapes – Snow Removal-Community Trails
Vista Works – Website Maintenance
Jessica Lynn Studios – Newsletter Production Services
Mountain Lawn, LLC. – Weed Management Services

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS – Director Gates made the motion to adopt the BMSA Board Meeting dates for 2021 it was seconded by Director Reuter. The motion passed unanimously.

Director Keller made the motion to adopt the Resolution-Foreclosure Resolution regarding the foreclosure of a property due to delinquent payment of assessments it was seconded by Director Gates. The motion passed unanimously.

Director Reuter made the motion to adopt the Resolution-Regarding Policy and Procedures to amend the Architectural Standards governing Xeriscape improvements, the motion was seconded by Director Gates. The motion passed unanimously.

HEARINGS- None

ADJOURNMENT- at 9:57 a.m.