



BATTLEMENT MESA SERVICE ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS December 17, 2019

Present: Laurel Koning President, Battlement Creek Village

Bob Arrington Vice President, Willow Creek Village
John Shepherd Sec/Treasurer, Canyon View Village
John Keller Director, The Reserve by Proxy

Al Reuter Director, Eagle's Point

Justin Caselman Director, Stone Ridge Village by Proxy

Brad Gates Director, Fairways

Robert Cizik Director, Mesa Ridge Townhomes
Penny Roehm Director, Valley View Village
Samuel Stewart Director, Monument Creek Village

Dale Johnson Director, Princeton Management Properties

Absent Board Members: Eric Schmela Declarant, Battlement Mesa Partners

Robert Gross Director, RHP Properties

Also Present: Steve Rippy Association Manager

Sherry Loschke Administrative Assistant

Community Members Present: Karen Duncan (Monument Village Resident), and Keith Sheppleman (Stoneridge Village Resident).

OWNERS OPEN FORUM- Karen Duncan expressed her thanks to the Covenant Officer for correcting the covenant violation on Ponderosa Circle.

CALL TO ORDER- President Koning called the meeting to order at 9:00 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON- Mr. Kirby Wynn was not present

November 19, 2019 REGULAR MEETING MINUTES- Director Gates made to motion to approve the minutes as corrected and Director Stewart seconded. The motion passed unanimously.

FINANCIAL REPORTS- Director Arrington made the motion to accept the financials for November 2019 subject to audit, Director Reuter seconded. The motion passed unanimously.

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COMMITTEE REPORTS

Finance Committee- See attached written report

Architectural Committee- None

Covenant Control Committee- See attached written reports

Oil & Gas Committee- Mr. Chuck Hall provided a brief report that there was no development activity by Ursa on the A & L Pads as they continue to await approval of the injection well from the COGCC.

Parks & Open Space & Trails Committee- Nothing New To Report

Associated Governments of Northwest Colorado- Nothing New To Report

EAB- Director Arrington reported that there will be a meeting starting in February

Manager Report- See attached written report

Declarant Report- Declarant was not present

NEW BUSINESS- Mr. Ken Dunham, 282 Cliff View Circle, was present to discuss his appeal of the Architectural Committee's November 20, 2019 decision to deny his request to construct a fence in the front yard of his property. Mr. Rippy provided a report describing the Committee's review of the fence request and reasoning for denial. After additional discussion Director Gates made a motion, seconded by Director Roehn to deny the request and uphold the Architectural Committee's decision. The motion passed with 9 in favor and 2 opposed.

UNRESOLVED/WORKING ITEMS- Director Arrington mentioned that the median at Willow Creek looks good.

OLD BUSINESS- None

OTHER BUSINESS- Director Stewart made a motion, seconded by Director Reuter, to approve the 2020 service contracts with the following contractors; Battlement Mesa Metro District to provide association management, covenant enforcement and street sweeping services, Jessica Lynn Studios to provide newsletter services, Mountain Lawn, LLC to provide weed management services, Ken and Rose Mary Locker to provide street side litter pickup services and Altitude Law to provide legal services. The motion passed unanimously to accept the contracted service agreements with no changes to the 2019 agreements Director Reuter seconded. The motion passed unanimously.

ADJOURNMENT- The meeting adjourned at 10:30 am.

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