

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

December 21, 2021

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

COMMUNITY MEMBERS PRESENT: None.**OWNERS OPEN FORUM:** No Members were present.**CALL TO ORDER:** Secretary/Treasurer John Shepherd called the meeting to order at 9:04 a.m.**DISCLOSURE OF CONFLICT:** None.**QUORUM:** A quorum was established for the regular meeting.**NOVEMBER 16, 2021 REGULAR MEETING MINUTES:** Director Arrington made a motion, seconded by Director Reuter, to approve the minutes of the regular meeting. The motion carried unanimously.**FINANCIAL REPORT:** Director Arrington made a motion, seconded by Director Gates, to approve the November financials, subject to audit. The motion carried unanimously.**COMMITTEE REPORTS**

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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

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

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

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 November.

Oil & Gas Committee – No report was given.

Associated Governments of Northwest Colorado – No report was given.

Energy Advisory Board – Director Arrington reported that a meeting of the Energy Advisory Board had been held recently. He noted that there were no guest speakers at the meeting, which is the usual format. Kirby Wynn provided a presentation on behalf of Garfield County.

MANAGER REPORT:

Association Manager, Steve Rippy, presented the service contracts that require renewal for 2022 and recommended the Board approve the contracts, noting that all of the contractors have satisfactorily provided the specific services for the BMSA for many years and there is little change in price of services.

Mr. Rippy reported that a street light/pole had been hit by a vehicle on December 4th and the light and pole were a complete loss. The Colorado State Patrol and Garfield County Sheriff's office responded to the accident and an arrest was made. BMSA management has received a copy of the accident report and is pursuing a claim against the vehicle owner's auto insurance.

Mr. Rippy reported that the median landscaping improvements have been started on the medians at E. Battlement Parkway near Mesa Ridge and the Grand Valley Middle School as well as N. Battlement Parkway near the Morrisanna intersection. It is anticipated the medians will be completed in the spring of 2022.

Mr. Rippy reported that two resolutions were included in the board packet to authorize a mail election be held for Stone Ridge Village and Monument Creek Village for the purpose of electing a delegate. The two villages were unable to attain a quorum at their annual meetings and therefore unable to elect a delegate to represent the villages. A mail election is allowed under the BMSA declaration.

NEW BUSINESS:

2022 BMSA Service Contracts - Director Gates made a motion, seconded by Director Arrington, to approve the contracts for the following services; Association Management – Battlement Mesa Metropolitan District, Covenant Compliance – Battlement Mesa Metropolitan District, Street Sweeping – Battlement Mesa Metropolitan District, Landscape Management – Lush Green Landscapes, Bike Path Snow Removal – Lush Green Landscapes, Weed Management – Mountain Lawn, Trash Services – Dependable Waste, Website Maintenance – Vista Works, Newsletter Publication – Jessica Lynn Studios, Legal Services – Altitude Community Law. The motion passed unanimously.

Mail Election Resolutions – Director Arrington made a motion, seconded by Director Gates, to approve a resolution authorizing a mail election to be held in Stone Ridge Village for the purpose of electing a delegate. The motion passed unanimously.

Director Arrington made a motion, seconded by Director Gates, to approve a resolution authorizing a mail election to be held in Monument Creek Village for the purpose of electing a delegate. The motion passed unanimously.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Rippy provided copies of a petition that has been submitted to the Board, by the owners of 42 Meadow Creek Drive, requesting a straw poll vote be held to ask property owners in The Reserve if they would support or oppose modification to the architectural standards that would allow sheds within The Reserve. The architectural standards currently prohibit a shed to be located on any lot in The Reserve. Mr. Rippy provided information to the board concerning similar straw poll votes that were previously conducted in other villages and the actions taken by the Board based upon the results of the straw poll.

After additional discussion the Board directed Mr. Rippy to conduct a straw poll vote of property owners within The Reserve to determine whether the community supports or opposes modifying the architectural standards.

Assistant Manager, Vinnie Tomasulo, presented a submitted request to the Board by Mary Lee Mohrlang to give consideration to provide financial commitment to advertising the Battlement Mesa community with Digital Targeting Solutions (DTS). DTS produces and distributes digital and print copy magazines targeting communities and rural areas between Parachute and New Castle. The cost to advertise in the magazine ranges from \$305.20 - \$506.80 per month and requires a 36 month agreement.

After review and discussion the Board agreed that they were not supportive of providing the financial investment associated with advertising with DTS.

Director Gates commented that he recalls discussion by the Board to install a Spruce tree at Turkey Trail Park for the purpose of decorating for the Christmas season. That did not happen and Director Gates thinks it is a good idea and would like to see it accomplished. Board members acknowledged it was too late to accomplish for this holiday season but would like to discuss it further so that a tree can be planted in the spring or summer so the tree is ready for next year's Christmas season.

HEARINGS: None.

ADJOURN

The meeting was adjourned at 9:53 a.m.