

**APPROVED**

10-15-19



BATTLEMENT MESA

**Service Association**

**BATTLEMENT MESA SERVICE ASSOCIATION  
SPECIAL MEETING OF THE BOARD OF DELEGATES**

August 20, 2019

Present:	Laurel Koning	President, Battlement Creek Village
	Bob Arrington	Vice President, Willow Creek Village
	John Shepherd	Sec/Treasurer, Canyon View Village
	Al Reuter	Delegate, Eagle's Point
	Brad Gates	Delegate, Fairways
	Amy Provstgaard	Delegate, Tamarisk Village
	Dianna Arnett	Delegate, Tamarisk Meadows
	John Keller	Delegate, The Reserve
	Justin Caselman	Delegate, Stone Ridge Village
	Robert Gross	RHP Properties by Proxy
Absent Board Members:	Eric Schmela	Delegate, Town Centers, Saddleback Center
	Samuel Stewart	Delegate, Monument Creek Village
	Dale Johnson	Director, Princeton Management Properties
	Robert Cizik	Director, Mesa Ridge Village
Also Present:	Steve Rippy	Association Manager
	Sherry Loschke	Administrative Assistant

Community Members Present: MaryLee Mohrlang and Karen Duncan

**CALL TO ORDER-** President Koning called the meeting to order at 9:04 a.m.

**DISCLOSURE OF CONFLICT-** None

**QUORUM** – Mr. Rippy confirmed that a quorum was established as 58% of the owners were represented at the meeting by the delegates presented in person or by proxy. The declaration required at least 51% of the owners represented to establish a quorum. The total number of assessment units represented at the meeting is 1,471 and the total of all BMSA assessment units is 2,551.

**NEW BUSINESS- Consider adoption of the 9<sup>th</sup> Amendment to Declaration of the Amended and Restated Declaration of Covenants, Conditions and Restrictions**

Mr. Steve Rippy explained that the new Dollar General Store is located on a parcel of land identified as Lot 47A of the Valley View subdivision. Lot 47A was a part of the original Valley View annexation into the BMSA and was described as a future development parcel which would require land use approval from Garfield County. Lot 47A allows for commercial development and was not annexed into the Valley View Homeowners Association which is a residential community.

The development of the Dollar General Store included the necessary land use approval from Garfield County and the property is now eligible for formal annexation. After Mr. Rippy's discussion with the BMSA attorney, the thought was that it made sense to annex the property as a separate delegate area since it was not a part of the existing Valley View Homeowners Association which is a residential community. The separate delegate area was also in keeping with previous delegate areas where commercial properties were separate from residential areas such as the Town Center, Saddleback Center and Kum & Go property. The new delegate area would also be eligible for additional commercial properties that may develop as part of the remaining portion of Lot 47A.

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*The Colorado Dream*

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Mr. Rippy has emailed the representatives of the Dollar General property to notify them of the intent of the BMSA to formalize the annexation of the property into the BMSA boundaries. Mr. Rippy has also provided them with the information that commercial assessment units are calculated as one (1) assessment unit per 500 square feet of building area. Based upon the square footage of the building, per the building plans, the property has 17.5 assessment units. Upon the passing of the 9<sup>th</sup> amendment to the declaration the property will become a new delegate area identified as Delegate Area # 18. As a delegate area the property is eligible to elect a delegate to serve on the BMSA Board of Directors.

After discussion the Board of Delegates voted by written ballot to consider the adoption of the 9<sup>th</sup> Amendment to annex the Dollar General property into the Battlement Mesa Service Association. The vote total cast was 1,471 in favor of adopting the 9<sup>th</sup> Amendment and 0 apposed. The 9<sup>th</sup> Amendment was approved.

**ADJOURNMENT-** The meeting adjourned at 9:16 am.