

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

January 21, 2025

Present: Dan Birrer President, Battlement Creek Village
Tammie VanDeusen Town Center Filing I, II & II
Tony Haschke Sec./Treasurer, Monument Creek Village
Vacant Director, Canyon View Village
Vacant Director, Willow Creek Village
Michael Churchill Director, Eagle's Point
Mary Jo Schreiner Director, The Reserve
Anne Kellerby Vice President, Valley View Village – By
Jerry Mohrlang Proxy Director, Stone Ridge Village
Cyndi Powers Director, Mesa Ridge Townhomes
Willy Dearing Director, Fairway Villas

Absent Board Members: Brian Milleson Director, Princeton Management
Robert Gross Director, RHP Properties
Amy Provstgaard Director, Tamarisk Village
Leslie Gallagher-Kelly Director, Tamarisk Meadows

Also Present: Steve Rippy Association Manager
Alex Morris Assistant Association Manager

COMMUNITY MEMBERS PRESENT: Charlotte Squires RHP Properties, LLC

OWNERS OPEN FORUM –

CALL TO ORDER- President Haschke called the meeting to order at 9:03 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

ELECTION OF OFFICERS – Board President: Director VanDeusen nominated Director Birrer as President. Director Dearing nominated Director Haschke as President. The Board voted via ballot. 3 ballots were in favor of Director Haschke and 5 ballots were in favor of Director Birrer with 8 total ballots being cast.

Vice President: Director VanDeusen nominated Director Kellerby as Vice President. Director VanDeusen made a motion, seconded by Director Powers. There were no further nominations, and the Board voted unanimously to elect Director Kellerby.

Secretary/Treasurer: Director Haschke nominated Director Dearing as Secretary/Treasurer. Director Dearing respectfully declined. Director Haschke nominated Director Shreiner. Director Shreiner respectfully declined. Director Haschke was self-nominated. Director VanDeusen made a motion, seconded by Director Schreiner. There were no further nominations, and the Board voted unanimously to elect Director Haschke.

DECEMBER 17, 2024, REGULAR MEETING MINUTES- Director Haschke made a motion, seconded by Director Mohrlang, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- President Birrer made a motion, seconded by Director VanDeusen, to accept the financials subject to audit for December 2024. The motion passed unanimously.

REPORTS

Finance Committee – Association Manager, Steve Rippey, presented an overview of the BMSA financials for the month of December.

Architectural Committee – Assistant Manager, Alex Morris, presented a report on member properties that had submitted architectural applications and the actions taken by the Committee in the month of December.

Covenant Control Committee – Assistant Manager, Alex Morris, presented a report and list of community properties that had been issued a letter of violation of the covenants in the month of November.

Associated Governments of Northwest Colorado – None

Energy Advisory Board – None

Common Grounds – See attached report

Community Clean Up Committee – Director VanDeusen and Director Mohrlang met with the Town of Parachute regarding the details of how the BMSA can participate with the Annual Community Clean Up on April 25th & 26th, 2025.

MANAGER REPORT– Monument Creek Village Straw Poll – As approved at November’s Board of Directors meeting, a straw poll ballot, requesting input from Monument Creek Village owners, was mailed to all owners in the village, asking whether carports should be allowed in their village. The ballot deadline was December 27th. Office staff tallied the votes. A total of 99 ballots were submitted with 4 ballots being ineligible as they were received after the deadline, leaving 95 eligible ballots. The 95 ballots cast represent 32% of the 295 total properties located in Monument Creek Village. Of the 95 eligible ballots cast, 63 (66%) were cast in favor of allowing carports within Monument Creek Village, while 32 ballots (33%) were cast against allowing carports.

Although only 32% of the property owners cast a ballot, the overall number of ballots cast does give an indicative measure as to how the majority of property owners most likely would have voted. As I have previously mentioned the Board of Directors is not obligated or required to follow the results (outcome) of a straw poll vote as it is only used as a tool to gather information. Historically the Board has voted to amend the architectural standards when the straw poll showed a strong indication that Monument Creek Village property owners are supportive of allowing carports in their village. If the Board desires to do so they should direct the BMSA Architectural Committee to draft the necessary changes to the architectural standards.

BMSA Delegate Vacancies: BMSA Assistant Manager, Alex Morris, received an email from Eagle’s Point Association Manager, Keith Lammey, that Michael Churchill has been appointed as the new Eagle’s Point Delegate replacing longtime Delegate and Director Al Reuter. Mr. Churchill now becomes a member of the BMSA Board of Directors representing Eagle’s Point. We welcome Michael Churchill to the Board! Vacancies still remain on the Board for Willow Creek Village and Canyon View.



Amending BMSA Bylaws: As approved at November's Board of Directors meeting, Assistant Association Manager, Alex Morris, presented changes that needed to be made to the BMSA bylaws due to changes in the State of Colorado legislation. BMSA attorney, Altitude Community Law, has sent Mrs. Morris the first draft of changes. Mrs. Morris has highlighted those changes, and you should have received them in your packet. Association Manager, Steve Rippy, is currently reviewing the document and will be sending noted corrections and clarifications to allow modification to the current draft by the BMSA attorney. Upon the completion of the modifications by the attorney, the document will be provided to the Board of Directors for final approval at a future meeting.

Battlement Mesa Neighborhood Improvement Organization (BMNIO): The BMNIO board of directors met last month to consider approval of improvements within Battlement Mesa. The Board approved the purchase of three stone signs for the three parks in the community that are currently without signage indicating the name of the parks. The BMNIO board suggested the names of the three parks be Saddleback Park, located in Saddleback Village, Tamarisk Park, located in Tamarisk Village and Meadow Park, located in Tamarisk Meadows. The BMNIO board directed that a quote be gathered for the price of the signs. The cost of the three signs is \$16,504.53. The BMNIO currently has \$14,536.39 in their bank account.

State of the Community Business Luncheon: The BMSA has been invited to the Annual State of the Community Business Luncheon, hosted by the Colorado River Valley Chamber, on February 25th. Would any of the Board Members like to attend?

New Proposed Development: There is a newly proposed development on the corner of Stone Quarry Road and W. Battlement Parkway. They have been in contact with the Battlement Mesa Metropolitan District to inquire about water and sewer infrastructure requirements. This development will be a townhome/condo design with 58 units.

NEW BUSINESS – Director Dearing made a motion, seconded by Director VanDeusen to approve a sponsorship of \$150 to the 31st Annual Grand Valley/Parachute Kiwanis Foundation Colorado River Scramble Golf Tournament on Mat 17th, 2025. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Dearing to direct the BMSA Architectural Committee to change the Architectural Standards language to allow carports in Monument Creek Village. The motion passed unanimously.

Association Manager, Steve Rippy, reported that the Battlement Mesa Neighborhood Improvement Organization (BMNIO) Board of Directors held a meeting in December of 2024 to discuss using the remaining funds of the organization toward improvements in the Battlement Mesa community. The BMNIO Board agreed that installing decorative stone signs in the three (3) unnamed parks in the community is a worthy project to utilize the funds. A motion was approved by the Board to utilize the remaining BMNIO funds (\$14,536.39) to go toward the purchase and installation of the three (3) signs. The Board also suggested the park located in Saddleback Village be named Saddleback Park, the park located in Tamarisk Village be named Tamarisk Park, and the Park located in Tamarisk Meadows be named Meadows Park.

Mr. Rippy recommended that the BMSA Board of Directors consider using BMSA reserve funds to pay the additional funds needed to purchase the signs beyond the BMNO's remaining funds (\$14,536.39). The cost to purchase and install the signs is \$16,504.53, leaving a deficit amount of \$1,968.14. Director VanDeusen made a motion, seconded by Director Dearing, to approve up to \$2,000, from the BMSA Reserve Fund, to go toward the purchase of the three (3) parks signs. The motion passed unanimously.

The Board also agreed to name the two (2) parks suggested by the BMNIO Board, Saddleback Park and Tamarisk Park. The Board also agreed with the naming of the third (3rd) park as Meadows Park but asked that the BMSA Management reach out to the Tamarisk Meadow's Delegate, Leslie Gallagher-Kelly, to get her input as there had been discussion at the Tamarisk Meadows annual village meeting, last year, about possibly naming the park "Veterans Park".

OLD BUSINESS –

The Colorado Dream

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OTHER BUSINESS –

EXECUTIVE SESSION – At 10:42am, Director Birrer made a motion, seconded by Director Haschke, to enter executive session to discuss the Association Management Contract. The motion passed unanimously.

At 10:56 am, Director Dearing made a motion, seconded by Director Haschke, to come out of executive session. The motion passed unanimously.

ADJOURNMENT - at 11:00 a.m.