

## BATTLEMENT MESA SERVICE ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS February 18, 2025



Present:

Dan Birrer

President, Battlement Creek Village

Anne Kellerby

Vice President, Valley View Village – By Proxy

Tony Haschke

Sec./Treasure, Monument Creek Village

Mary Jo Schreiner

Director, The Reserve

Jerry Mohrlang Cyndi Powers

Director, Stone Ridge Village Director, Mesa Ridge Townhomes

Willy Dearing

Director, Fairway Villas

Robert Gross Tammie VanDeusen Director, RHP Properties - By Proxy Director, Town Center Filing I, II, III

Mchael Churchill

Leslie Gallagher-Kelly Director, Tamarisk Meadows Director, Eagle's Point

Absent Board Members:

Brian Milleson

Director, Princeton Management

**Amy Provstgaard** 

Director, Tamarisk Village

Vacant Vacant Director, Canyon View Village Director, Willow Creek Village

Also Present:

Alex Morris

**Assistant Association Manager** 

Alondra Loya

**Assistant Administrative Assistant** 

COMMUNITY MEMBERS PRESENT: April McGraw & Charlotte Squires, RHP Properties LLC. Judy Thompsen - Monument Creek Village

OWNERS OPEN FORUM - Ms. Thompsen brought concerns to The Board regarding the Willow Park and Willow Ridge Apartments. The board suggested she contact the manager.

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

## **DISCLOSURE OF CONFLICT- None**

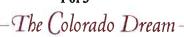
**QUORUM** - A quorum was established for the regular meeting.

January 21, 2025, REGULAR MEETING MINUTES- Director VanDeusen made a motion, seconded by Director Gallagher-Kelly, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Mohrlang made a motion, seconded by Director Dearing, to accept the January 2025 financials report. The motion passed unanimously.

## **REPORTS:**

Finance Report - Association Assistant Manager Alex Morris presented an overview of the BMSA financials for the month of January.





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 January.

Covenant Compliance Report – 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 January.

Associated Governments of Northwest Colorado – See attached report.

Energy Advisory Board - None

Common Grounds - See attached report.

MANAGER REPORT-Update on Steve Rippy - Association Manager, Steve Rippy, had surgery on the 5th of this month, and it was successful. He is at home resting and recovering. Mr. Rippy will be out of the office for an undetermined amount of time depending on how his recovery is progressing. As usual, he is in high spirits and very positive! We send him all the well wishes and we look forward to having him back at the office.

Employee Resignation – Kearstin turned in her resignation on 4th of this month. We wish Kearstin the best of luck with her endeavors, and she will be greatly missed!

**2024 Preliminary Audit** – Accounting Manager, Brenda Locker, has started the 2024 audit with McMahan and Associates. The audit will continue throughout the month of April.

**Delegate Elections** – **Stone Ridge/Monument Creek** – The Delegate's term for Stone Ridge Village and Monument Creek Village will expire in March. To prepare for that date, two resolutions are included in your packet to authorize a mail election for the purpose of electing two new delegates for Stone Ridge Village and Monument Creek Village. Once the Board approves, BMSA office staff will mail letters to the owners of each village advising them of an election to be held, and request any owners interested in serving as the delegate to contact the office.

**NEW BUSINESS** – Director Birrer made a motion, seconded by Director Schreiner to approve the 2024 preliminary audit. The motion passed unanimously.

Director VanDeusen made a motion, seconded by Director Gallagher-Kelly to approve Consider Resolution 2025-01 Voting by Mail in Lieu of a Meeting for Stone Ridge Village. The motion passed unanimously.

Director VanDeusen made a motion, seconded by Director Gallagher-Kelly to approve Consider Resolution 2025-02 Voting by Mail in Lieu of a Meeting for Monument Creek Village. The motion passed unanimously.

**OLD BUSINESS** – Director Provstgaard made a motion, seconded by Director Mohrlang, to approve the increase in 2025 of Tamarisk Village Front Yard Irrigation to \$260. The motion passed unanimously.

**OTHER BUSINESS** – None

**EXECUTIVE SESSION:** Director Mohrlang made a motion, seconded by Director Dearing, to go into executive session at 10:03 am. The motion passed unanimously.

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The Colorado Dream —



Director Dearing made a motion, seconded by Director Mohrlang, to come out of executive session at 10:11 am. The motion passed unanimously.

Director Dearing made a motion, seconded by Director Schreiner, to approve moving forward with legal proceedings. The motion passed unanimously.

ADJOURNMENT - at 10:13 a.m.

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