

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
July 16, 2024

Present: Tony Haschke President, Monument Creek Village  
Bob Arrington Director, Willow Creek Village  
Dan Birrer Director, Battlement Creek Village  
Al Reuter Director, Eagle's Point- By Proxy  
Jane Edwards Director, The Reserve  
Jerry Mohrlang Director, Stone Ridge Village  
Cyndi Powers Director, Mesa Ridge Townhomes  
Willy Dearing Director, Fairway Villas  
Anne Kellerby Director, Valley View Village – By Proxy  
Tammie VanDeusen Director, Town Center Filing II

Absent Board Members: Angela Barton Town Center Filing I, III  
Robert Gross Director, RHP Properties  
Brian Milleson Director, Princeton Management  
John Shepherd Sec/Treasurer, Canyon View Village  
Amy Provstgaard Vice President, Tamarisk Village  
Leslie Gallagher-Kelly Director, Tamarisk Meadows

Also Present: Steve Rippy Association Manager  
Alex Morris Assistant Association Manager  
Alondra Loya Assistant Administrative Assistant

**COMMUNITY MEMBERS PRESENT:** Doug Choate P/BM Park and Rec District Manager

**OWNERS OPEN FORUM –** Doug Choate came to the board requesting assistants in recruiting community members for the upcoming P/BMPRD meeting where they will be presenting their Master Plan.

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

**DISCLOSURE OF CONFLICT-** None

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

**June 18, 2024, REGULAR MEETING MINUTES-** Director VanDeusen made a motion, seconded by Director Mohrlang, to approve the minutes of the regular meeting. The motion passed unanimously.

**FINANCIAL REPORTS-** Director Birrer made a motion, seconded by Director Mohrlang, to accept the June 2024 financials report. The motion passed unanimously.

## COMMITTEE REPORTS

**Finance Committee -** Assistant Manager Alex Morris presented an overview of the BMSA financials for the month of June.

**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 June.

**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 June.

**Associated Governments of Northwest Colorado** – See attached report.

**Energy Advisory Board** – None

**MANAGER REPORT– Removal of Dead Trees:** At June’s Board of Directors meeting, the Board of Directors was updated about approximately 13 mature locust trees that have died over the winter in the Tamarisk Village and Canyon View areas along Rainbow Trail and Stone Quarry Road. B&B Tree Service has started the process of removing these trees, beginning with Stone Quarry Road.

**Legislation Update:** Legislation has changed once again for HOA’s. The Board members had a copy of the resolutions regarding procedures for collection of unpaid assessments and registration of phone number and email addresses. The update for procedures for collection of unpaid assessments is having to email, call or text every homeowner who receives a second delinquent bill via certified mail, return receipt, that they have in fact received a late fee.

**Bruin Waste Services:** Assistant Manager Alex Morris and Association Manger Steve Rippy met with representatives of Bruin Waste a couple weeks ago to discuss some difficulties they were experiencing in Monument Creek, with quite a number of residents that were putting out an excessive amount of trash and other items, and they asked for our assistance. Rather than sending letters to everyone in Battlement Mesa, we sent a letter to residents of Monument Creek explaining the trash service requirements and provided information about obtaining additional trash cans. If similar circumstances occur in other villages, we will send letters to those residents as well.

**Community Fences:** The BMSA contractor is currently staining the fences along Stone Quarry Road in the Tamarisk Meadows area. The BMSA anticipates the Tamarisk Meadows area to be completed in a couple weeks.

**Chip & Seal of Stone Quarry Road:** Garfield County has notified the BMSA that they will begin the chip and seal project on Stone Quarry Road. Manager Rippy was not given a specific date when the project will begin.

**NEW BUSINESS** – None

**OLD BUSINESS** – None

**OTHER BUSINESS** – None

**ADJOURNMENT** - at 10:00 a.m.