



BATTLEMENT MESA  
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
August 20, 2024

**APPROVED**  
Sep. 17, 2024

Present: Tony Haschke President, Monument Creek Village  
John Shepherd Sec/Treasurer, Canyon View Village  
Bob Arrington Director, Willow Creek Village  
Dan Birrer Director, Battlement Creek Village  
Al Reuter Director, Eagle's Point  
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  
Tammie VanDeusen Director, Town Center Filing II  
Leslie Gallagher-Kelly Director, Tamarisk Meadows

Absent Board Members: Angela Barton Town Center Filing I, III  
Robert Gross Director, RHP Properties  
Brian Milleson Director, Princeton Management  
Amy Provstgaard Vice President, Tamarisk Village

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

**COMMUNITY MEMBERS PRESENT:** Mary Fattor – Tamarisk Meadows, Brenda Locker - Tamarisk Village, RHP Property Management, CRVEDP – Alicia Gresley & Vinnie Tomasulo

**OWNERS OPEN FORUM** – Mary Fattor came before the Board of Directors with concerns about RV's being stored behind a 6-foot fence in Tamarisk Meadows. The rules are as follows: Recreational Vehicle (RV): The Recreational Vehicle (RV) regulations refer to a vehicle that is used for the purpose of overnight sleeping and camping. The regulation also encompasses RV trailers. In all villages an RV may be parked at a residence for a period not to exceed 72 hours in a 30-day time frame for the purpose of loading or unloading the RV prior to or returning from a trip as well as winterizing the RV. The regulations in Battlement Creek, Canyon View, Eagles Point, Fairway Villas, the Reserve, Stone Ridge, and Willow Creek villages prohibit the parking of an RV at the residence, except within a garage. In Monument Creek, Saddleback Village, Tamarisk Meadows, and Tamarisk Village the parking of an RV is allowed in the backyard if it is located behind a six-foot (6') high privacy fence.

**CALL TO ORDER-** President Haschke called the meeting to order at 9:11 a.m.

**DISCLOSURE OF CONFLICT-** None

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

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*The Colorado Dream*

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**July 16, 2024, REGULAR MEETING MINUTES-** Director Reuter 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 Reuter, to accept the July 2024 financials report. The motion passed unanimously.

## COMMITTEE REPORTS

**Finance Committee** – Director John Shepherd presented an overview of the BMSA financials for the month of July.

**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 July.

**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 July.

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

**Energy Advisory Board** – None

**MANAGER REPORT– Irrigation System Vandalism:** The park in Saddleback Village, continually referred to as Big Park, had 17 sprinkler heads damaged as a result of vandalism. The sprinklers were all damaged to the point that they had to be removed and replaced at a significant cost. There were additional sprinkler heads that also had to be replaced in Little Park located between Saddleback Village and Tamarisk Village. It is not confirmed if these sprinklers were also a result of vandalism.

**Removal of Dead Trees:** B&B Landscape completed the removal of several dead locust trees along Rainbow Trail and in the common area adjacent to Canyon View Village. In addition, they removed 3 dead locust trees in the medians near the Golf Course Clubhouse. All of these trees were approximately 20 to 30 years old.

**Street Sign Replacement:** Over the past couple of weeks, BMSA contractor, M.V. Maintenance, has been replacing faded street signs throughout the community. Management identified 45 signs in the community that were in need of replacement. We anticipate that all of the signs will be replaced in the next few weeks.

**2025 BMSA Budget:** BMSA Management is currently working on the 2025 annual budget and will be presenting the preliminary budget at the September Board of Directors meeting.

**NEW BUSINESS** – Director Shepherd made a motion, seconded by Director Dearing, to approve the 2023 BMSA final audit. The motion passed unanimously.

Director Edwards made a motion, seconded by Director Gallagher-Kelly, to approve Resolution 2024-02, regarding registration of phone numbers and emails. The motion passed unanimously.



Director Kellerby made a motion, seconded by Director Birrer, to approve Resolution 2024-03, regarding procedures for collection of unpaid assessments. The motion passed unanimously.

Director Dearing made a motion, seconded by Director Mohrlang, to approve Colorado River Valley Chamber Association Membership renewal in the amount of \$250. The motion passed unanimously.

Mrs. Alicia Gresley and Mr. Vinnie Tomasulo presented The Master Plan for Colorado River Valley Economic Development Partnership. They're seeking community involvement from the Battlement Mesa Community. For more information: <https://www.crvedp.org/>

**OLD BUSINESS** – None

**OTHER BUSINESS** – Director Reuter made a motion seconded by Director Arrington, to enter executive session at 10:42am. The motion passed unanimously.

Director Reuter made a motion, seconded by director Arrington, to come out of executive session at 10:46am. The motion passed unanimously.

Director VanDeusen updated the Board about the Battlement Mesa sign along I-70. It is scheduled to be removed and replaced sometime in the near future. There was also an update given on the Half Moon Subdivision that is under construction on Northstar Trl. It is expected that the foundation for the homes will be laid in Spring of 2025.

**EXECUTIVE SESSION:** Director Reuter made a motion, seconded by Director Arrington, to approve covenant action Item. The motion passed unanimously.

**ADJOURNMENT** - at 10:47 a.m.