

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 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 – By Proxy
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: April McGraw & Charlotte Squires, RHP Properties LLC.

OWNERS OPEN FORUM – None

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.

August 20, 2024, REGULAR MEETING MINUTES- Director Edwards made a motion, seconded by Director Reuter, 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 August 2024 financial report. The motion passed unanimously.

COMMITTEE REPORTS

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

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 August.

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 August.

Associated Governments of Northwest Colorado – See attached report.

Energy Advisory Board – None

MANAGER REPORT- Update on Covenant Violation Action Item: Altitude Community Law officially sent a Demand Letter on August 30th, giving the homeowner 15 days from the date of the letter to cure the violation. The property owner has been cited for maintenance of property for months. The front yard has not been watered, mowed or maintained for a significant period of time. If the homeowner has not complied within the specified time frame; the Board needs to vote if they would like to take further legal action, under New Business.

Annual Village Meeting Dates: It's that time of year again when the Village Delegates need to set a date for their Annual Village Meeting during the month of October.

Butler Building/Red Roof Building: Parachute/Battlement Mesa Park and Recreation District (PBMPRD) has purchased the vacant commercial property that is located across the street from Alpine Bank, in partnership with Garfield County School District No. 16, with intentions to open an early childcare center. In your packet, is the Press Release that was given on September 5th.

Tamarisk Meadows Straw Poll: As approved at last month's Board of Directors meeting, a straw poll ballot, requesting input from Tamarisk Meadows owners, was mailed to all owners in the village, asking whether metal roofs should be allowed in their village. Included with the ballot, was a letter that contained the proposed architectural standards language that was previously adopted by the Board for Tamarisk Village and Monument Creek Village.

Trail Maintenance: A significant amount of tree and brush trimming was completed along the trail located behind The Willow Park and Willow Ridge Apartments. This section of the trail requires a great deal of maintenance due to the large elm trees growing adjacent to the trail. There are three large elm trees that have done significant damage to the asphalt trail from the root system. We did a major repair and repaved this section about 10 years ago. However, the root system of the three trees continues to cause damage. I had the maintenance contractor remove a medium size tree and many small trees growing next to the trail in order to prevent additional damage. The remaining large trees should be removed in order to properly repair the trail as well as prevent future damage to the trail section.



NEW BUSINESS – Association Manager Steve Rippy presented the 2025 Preliminary Budget for the Board's review.

Annual Village Meetings dates were set by Village Delegates.

- All Meetings will be held at the GVRC 7pm.

- Willow Creek Village – October 10, 2024
- Stone Ridge Village – October 15, 2024
- Monument Creek Village – October 17, 2024
- Battlement Creek Village & The Reserve – October 22, 2024
- Tamarisk Village – October 24, 2024
- Tamarisk Meadows- October 29, 2024

Director Reuter made a motion, seconded by Director Mohrlang, to approve sponsorship for Grand Valley High School Booster Club in the amount of \$150. The motion passed unanimously.

Director VanDeusen made a motion, seconded by Director Gallagher-Kelly, to approve enforcement action concerning covenant violation. The motion passed unanimously.

OLD BUSINESS – None

OTHER BUSINESS – None

EXECUTIVE SESSION: None

ADJOURNMENT - at 10:47 a.m.