

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 19, 2024

Present:

Tony Haschke	President, Monument Creek Village
Amy Provstgaard	Vice President, Tamarisk Village
John Shepherd	Sec/Treasurer, Canyon View Village
Vacant	Director, Willow Creek Village
Dan Birrer	Director, Battlement Creek Village
Al Reuter	Director, Eagle's Point
Mary Jo Schreiner	Director, The Reserve
Jerry Mohrlang	Director, Stone Ridge Village
Cyndi Powers	Director, Mesa Ridge Townhomes
Willy Dearing	Director, Fairway Villas
Leslie Gallagher-Kelly	Director, Tamarisk Meadows – By Proxy
Robert Gross	Director, RHP Properties – By Proxy

Absent Board Members:

Vacant	Town Center Filing I, III
Vacant	Director, Princeton Management
Vacant	Director, Town Center Filing II
Anne Kellerby	Director, Valley View 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.
Travis Elliott – Town of Parachute
Heather Grant & Natalie Bowman – Journey Homes Animal Shelter
Judy Thomsen - Willow Creek Village
Tim Andrews - Mesa Ridge Townhomes
Dan Locker – Tamarisk Village

OWNERS OPEN FORUM – Mr. Locker communicated that he is in support of the possible increase of the Tamarisk Village front yard assessment, stating that having the front lawn irrigation provided for the residents of Tamarisk Village is a great benefit to them and he would like to continue having that service.

CALL TO ORDER- President Haschke called the meeting to order at 9:21 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

October 15, 2024, REGULAR MEETING MINUTES- Director Reuter made a motion, seconded by Director Dearing, to approve the minutes of the regular meeting. The motion passed unanimously.

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

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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REPORTS

Finance Report – Director John Shepherd presented an overview of the BMSA financials for the month of October.

Architectural Committee Report – 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 October.

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 October.

Associated Governments of Northwest Colorado – See attached report.

Energy Advisory Board – None

Common Grounds - See attached report.

MANAGER REPORT

2025 Annual Budget: The proposed 2025 budget is included in your packet for review. The budget proposes an \$8 increase in the annual common assessment. This will increase the common assessment from \$316 to \$324. The increase is necessary to offset the increases the BMSA has been experiencing in the past few years as a result of inflation. Specific areas that expenditures have increased include property insurance, bank fees, irrigation system repairs, irrigation water, fence maintenance, street light utility locates, street light electricity, and street litter pickup. Management continues to try and mitigate these cost increases through efficient measures and working with contractors to get the best prices and services.

Zoom Capability for Meetings – Assistant Manager, Alex Morris, researched options for recording the Board of Directors meetings. Zoom seemed to be the best option regarding price and functionality that best fits BMSA's needs. She spoke with the Director of the Grand Valley Recreational Center, Steve Matzel, about the Grand Valley Room having the capability to host Zoom. The Grand Valley room is equipped with the capability and Mr. Matzel will help BMSA Admin staff get everything set up once they are ready. Pricing for Zoom is as follows: \$79 monthly or a year subscription for \$690.

New Delegate for The Reserve – Please welcome Mary Jo Schreiner as the new Reserve Delegate! The Reserve had their Annual Village meeting on October 22nd. Mary Jo's term will expire in 2027, and we are excited to have her on board with us.

CTA Filing – As we all know, the State of Colorado has been changing legislation for HOAs constantly in the last several years. Legislation is now requiring HOAs to file a Beneficial Ownership Information (BOI) report with the Financial Crimes Enforcement Network (FinCEN). This report must contain certain information on the Beneficial Owners of the Association, including legal name, date of birth, residential address and a copy of an acceptable ID. We have hired Altitude Community Law to handle this filing for us. Each delegate/director of the BMSA Board of Directors will be sent an email from Altitude Community Law containing a BOI form in order to complete the filing.

Community Benches: All of the community benches have now been repaired and stained. The repairs and staining were paid for by the operations fund which is why that line item exceeds the adopted budget.

NEW BUSINESS – President Haschke presented a petition that was signed by community members of Monument Creek Village, in favor of allowing carports to be built in backyards of the Monument Creek properties. The petition read "We, the undersigned property owners of Monument Creek Village petition the Battlement Mesa Service Association (BMSA) Board of Directors to modify the BMSA Governing Documents and Architectural Standards and approve a resolution to allow

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carports in Monument Creek Village. The modifications to include the following changes: Carports are allowed to be installed in Monument Creek Village. The carport must be installed in the backyard behind a (6) foot high privacy fence. Maximum height of the carport not to exceed (12) feet. The maximum size of the carport not to exceed (400) square feet. The carport can be constructed of metal or wood. Metal roofs would be allowed on the carport. The carport would be allowed to have open sides (no siding). The number of outbuildings allowed in Monument Creek Village would be increased from one to two to allow properties with existing outbuildings to keep their existing outbuilding. President Haschke asked the Board of Directors to approve mailing residents of Monument Creek Village, a straw poll, asking them to vote, either in favor or against allowing carports in the village.

Director Birrer made a motion, seconded by Director Dearing, to approve mailing Monument Creek Village residents a straw poll ballot. The motion passed unanimously.

Resolution Regarding Voting by Mail In Lieu of a Meeting for Willow Creek Village. The resolution was not completed due to no delegate candidates being received to put on the ballot for voting.

Mr. Rippey will be getting ahold of all those taking part in the BMNIO committee to schedule a meeting to discuss a possible new project to help with community beautification.

Assistant Association Manager, Alex Morris, presented changes that need to be made to the BMSA bylaws due to changes in the State of Colorado legislation. BMSA attorney, Altitude Community Law, will be providing their services, and amending the Bylaws.

Director Mohrlang made a motion, seconded by Director Dearing, to approve Altitude Community Law amending the BMSA bylaws. The motion passed unanimously.

Association Manager, Steve Rippey, presented and explained to the Board the 2025 Annual Budget. Mr. Rippey explained that an increase in the common assessment is needed. See Manager Report section.

Director Birrer made a motion, seconded by Director Dearing, to approve the 2025 Annual Budget. The motion passed unanimously.

Director Mohrlang made a motion, seconded by Director Dearing, to approve the increase of the annual common assessment of \$324. The motion passed unanimously.

OLD BUSINESS –

Travis Elliot, from the Town of Parachute, presented to the Board financial and logistic information regarding the Parachute Area Transit System (PATS). They are looking for a \$10,000 donation. The board did not make a decision or take action on the matter due to wanting more discussion.

Heather Grant & Natalie Bowman with Journey Home Animal Care Center presented to the Board information and states on the cost and how many animals come from the 81635 area. They are looking for a \$2,500 annual donation from the BMSA. The board did not make a decision or take action on the matter due to wanting more discussion.

OTHER BUSINESS – None

EXECUTIVE SESSION: At 11:33am, Director Birrer made a motion, seconded by Director Provstgaard, to enter executive session to conduct a covenant violation hearing and to consider collection action for unpaid debt. The motion passed unanimously.

At 11:41am, Director Dearing made a motion, seconded by Director Schreiner, to come out of executive session. The motion passed unanimously.

Director Dearing made a motion, seconded by Director Mohrlang, to fine account 6452.04 in the amount of \$275 if the violation is not remedied in 30 days. The motion passed unanimously.

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Director Provstgaard made a motion, seconded by Director Dearing, to send account 6363.04 to collections for unpaid debt. The motion passed unanimously.

ADJOURNMENT - at 11:45 a.m.

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