



**APPROVED**  
Jan 21, 2025

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
December 17, 2024

Present: Tony Haschke President, Monument Creek Village  
Amy Provstgaard Vice President, Tamarisk Village  
Vacant Sec/Treasurer, Canyon View Village  
Vacant Director, Willow Creek Village  
Dan Birrer Director, Battlement Creek Village  
Mary Jo Schreiner Director, The Reserve  
Jerry Mohrlang Director, Stone Ridge Village  
Cyndi Powers Director, Mesa Ridge Townhomes  
Willy Dearing Director, Fairway Villas  
Robert Gross Director, RHP Properties – By Proxy  
Tammie VanDeusen Director, Town Center Filing I, II, III  
Anne Kellerby Director, Valley View Village – By Proxy

Absent Board Members: Brian Milleson Director, Princeton Management  
Leslie Gallagher-Kelly Director, Tamarisk Meadows  
Al Reuter Director, Eagle's Point

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.  
Chris Vashus – Famers Insurance Group

**OWNERS OPEN FORUM –**

**CALL TO ORDER-** President Haschke called the meeting to order at 9:05 a.m.

**DISCLOSURE OF CONFLICT-** None

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

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

**FINANCIAL REPORTS-** Director VanDeusen made a motion, seconded by Director Haschke, to accept the October 2024 financials report. The motion passed unanimously.

**REPORTS**

**Finance Report –** Association Manager Steve Rippy presented an overview of the BMSA financials for the month of November.



**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 November.

**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 November.

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

**Energy Advisory Board** – None

**Common Grounds** - See attached report.

**MANAGER REPORT– BMSA Contracts Renewal:** Contracts with several of BMSA’s service providers are up for renewal in the year 2025. All of the contractors have been providing services for the BMSA for many years and have continued to provide good services. The following contracts require approval from the Board of Directors for the 2025 budget year.

Association Management: Battlement Mesa Metropolitan District \$117,000

Covenant Enforcement: Battlement Mesa Metropolitan District \$ 23,000

Street Sweeping: Battlement Mesa Metropolitan District \$ 15,000

Legal Services: Altitude Community Law (Retainer) \$ 2,820

Weed Management: Mountain Lawn LLC \$ 10,000

**Zoom Capability for Meetings** – Assistant Manager, Alex Morris, researched options for recording the Board of Directors meetings via Zoom. At last month’s Board of Directors meeting, the Board requested Mrs. Morris to ask the Grand Valley Recreational Center if the BMSA could use their Zoom link and have the GVRC bill the BMSA for Zoom services. Mrs. Morris contacted Steve Matzl, GVRC Manager, and Mr. Matzl approved the BMSA using the GVRC’s Zoom link. Office Staff will coordinate with Mr. Matzl to get Zoom meetings set up for next month’s meeting.

**Monument Creek Village Straw Poll** – As approved at last month’s Board of Directors meeting, a straw poll ballot, requesting input from Monument Creek Village owners, was mailed to all owners in the village, asking whether carports should be allowed in their village. Included with the ballot, was a letter that contained the proposed architectural standards language. The ballot deadline is December 27th. Office staff will tally the votes once the deadline has approached.

**Mesa Ridge Townhomes’ New Management:** Office Staff received notice that Mesa Ridge Townhomes is under management. The new management company is Integrated Mountain Management, out of Glenwood Springs. We look forward to establishing a great working relationship with them.

**Update on John Shepherd:** Director Shepherd has had some health complications in the month of November and is now at the Rifle Veteran’s Home. Mr. Shepherd called the BMSA office and gave his resignation as the Canyon View Delegate and the Financial Committee Chair.

**BMSA Delegate Vacancies:** The BMSA Board of Directors has gone through some turnover in the last several months. There are now vacancies for delegate/director positions in Willow Creek Village, Eagle’s Point and Canyon View. Association Assistant Manager, Alex Morris, will be contacting Keith Lammey to coordinate delegates for Eagle’s Point and Canyon View.

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*The Colorado Dream*

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**NEW BUSINESS** – Director Mohrlang made a motion, seconded by Director VanDeusen to renew BMSA 2025 Contract. The motion passed unanimously.

The Board of Directors voted in favor of approving the K-Sun sponsorship of \$1,000.

**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 Birrer made a motion, seconded by Director Dearing, to go into executive session at 10:48 am. The motion passed unanimously.

Director Dearing made a motion, seconded by Director Birrer, to come out of executive session at 10:53 am. The motion passed unanimously.

Director Haschke made a motion, seconded by Director VanDeusen, to give 30 days for the homeowner 6908.03 to cure violation. If violation is not cured in that time account will be fined to the max amount of \$500. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Mohrlang, to recommend 6363.04 to collections. The motion passed unanimously.

**ADJOURNMENT** - at 11:00 a.m.