

**TAMARISK MEADOWS DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 12, 2023
MINUTES**

APPROVED
10-29-24

CALL TO ORDER

The meeting was called to order at 7:01 pm by Steve Rippy, Association Manager.

NOTICE

Association Manager, Steve Rippy, established the notice of the meeting was sent out in compliance with the association documents.

ATTENDANCE

Association Manager, Steve Rippy, Association Assistant Manager, Vinnie Tomasulo, and Association Office Coordinator, Alex Morris were also in attendance.

The following Tamarisk Meadows Village properties were represented by community members in attendance:

Dianna Arnett
Robert & Elaine Tellschow
Benny Tipton

QUORUM

A quorum was not established, with 7 lots represented; 3 in person and 4 by proxy.

Association Manager, Steve Rippy, explained how Battlement Mesa has grown throughout the years and Tamarisk Meadows has seen a change in community. He also updated the audience on the new HOA legislature making it difficult to pursue covenant violation remedies, in a timely manner.

APPROVAL OF MINUTES

Without a quorum, minutes could not be approved.

FINANCIAL REPORT

Association Manager, Steve Rippy, explained the financial reports from January 1, 2023, through August 31, 2023.

OPEN DISCUSSION

Manager Rippy reported that the Half Moon subdivision was given final approval by Garfield County and the developer has recently broken ground on the community. The new community is located near the Canyon View and Stone Ridge subdivisions and will provide 48 new single-family homes. Assistant Manager, Tomasulo, explained that vacant lots are being built on more now, than in previous years, and between 2010 and 2023, Garfield County's population increased by 5,000 people; 20% of that population increase was in Battlement Mesa.

Mr. Tipton voiced his concern about the dangers of speeding dirt bikes and side-by-sides being on the streets and community paths. Manager Rippy explained that if the BMSA knows the exact address of the vehicles that are being driven on the community paths, staff can write them a violation letter. Assistant Manager, Tomasulo, reminded the community members that the streets are owned by Garfield County, and to report speeding violations to the sheriff's office.

Assistant Manager, Tomasulo, explained that the BMSA is working with Garfield County on animal control since the county dissolved that department. Once again, if the BMSA knows the exact address of the problematic animals, staff can write them a violation letter.

Mr. Telschow asked if any new trails or paths would be built. Assistant Manager, Tomasulo explained that the Park & Recreation District is working on constructing some new trails as well as the new developers of Half Moon will be connecting their paths to other village paths in the area.

Mr. Telschow inquired about the responsibility of fences. Manager Rippy explained that all the fencing along the Parkways is maintained by the BMSA. If neighbors share a fence, neighbors must receive permission from the other neighbors to fix the fence and come to an agreement. Tomasulo also explained that changing a fence from 4 feet to 6 feet is allowed, with an Architectural Application. Another homeowner asked what kind of material is allowed for fencing. Tomasulo answered that it depends on the village you live in. Most homeowners use a cedar picket.

ADJOURNMENT

The meeting adjourned at 7:31 pm