

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

March 17, 2026

Present:	Dan Birrer	President, Battlement Creek Village – <u>By Zoom</u>
	Anne Kellerby	Vice President, Valley View Village
	Tony Haschke	Director, Monument Creek Village
	Chris Davidson	Director, Stone Ridge Village – <u>By Zoom</u>
	Megan VanCamp	Director, Canyon View Village
	Michael Churchill	Director, Eagle’s Point
	Mary Jo Schreiner	Director, The Reserve
	Jay Haygood	Director, Tamarisk Meadows
	Brad Gates	Director, Fairway Villas
	Cyndi Powers	Director, Mesa Ridge Townhomes
	Lynn Shore	Sec/Treasurer, Willow Creek Village
	Tammie VanDeusen	Director, Town Center Filing I, II, III – <u>By Proxy</u>

Absent Board Members:	Robert Gross	Director, RHP Properties
	Vacant	Director, Tamarisk Village
	Brian Milleson	Director, Princeton Management

Also Present:	Brandon Burke	Association Manager
	Alex Morris	Assistant Association Manager
	Alondra Loya	Administrative Assistant

COMMUNITY MEMBERS’PRESENT:

Laurel Koning	Battlement Creek Village
Sara McCurdy	Eagle’s Point
Jeremy Fister	Lush Green Landscaping
April McGraw	RHP Properties
Richard Horstmann	Mesa Ridge Townhomes

OWNERS OPEN FORUM – Sara McCurdy raised concerns about missing financials and outdated content on the new website, including missing agendas, minutes, and the approved final 2026 budget. Assistant Association Manager, Alex Morris, relayed that management is still in the process of transferring almost 1,000 documents from the old website to the new website. Sara also brought up concern for Battlement Mesa Service Association newsletter. She claimed that there was no BMSA information in the newsletter.

Jeremy Fister from Lush Green Landscapes discussed three topics: potential changes to landscaping at three entrances (Monument Creek Trail and both entrances of Willow Creek Village) to reduce water usage, possible delays in irrigation turn-ons due to repairs at the water treatment plant and weed control practices. The board agreed to add Jeremy's landscaping proposal to the next meeting's agenda.

Laurel Koning expressed concern for the need to replace trees, in the medians, which had been delayed for two years. Richard Horstmann announced that Costco will now start delivering to the area April 4th, 2026.

PLEDEGE OF ALLIGENCE

CALL TO ORDER- President Birrer called the meeting to order at 9:13 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

February 17, 2026, REGULAR MEETING MINUTES- Director Haschke made a motion, seconded by Director Powers, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.

FINANCIAL REPORTS- Director Shore made a motion, seconded by Director Haygood, to table January and February 2026 financial reports until Caselle can assist in making corrections. The motion passed unanimously.

REPORTS:

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 February.

Community Clean Up – The event is scheduled for April 25th starting at 9:00am featuring multiple 30-yard roll-off dumpsters, recycling options, and a shredding event at Alpine Bank, with volunteers receiving lunch and safety equipment.

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 January. Director Shore reminded the Board that advertising signs placed in owner’s yards or at intersections are not permitted within the BMSA. They will be picked up and turned into the main office.

Common Ground – Director Kellerby, presented a report on all community happenings.

Colorado River Valley Chamber – President Dan Birrer gave a quick recap of the meeting. See attached report.

MANAGER REPORT– AV System – Verticomm began the cabling and installation of the AV system in the BMMD Back Office last Thursday and continued through Friday. Final touches were completed on Monday and Tuesday. The BMSA Architectural Committee currently meets in this office space and will now be able to utilize the AV system when reviewing architectural applications.

BMSA Board Emails – At the last Board of Directors meeting, the Board requested that Management inquire about creating Board member email addresses through Streamline, the developer of the new BMSA website. For review, the setup and implementation fee for Microsoft 365 through BMMD’s IT provider, Verticomm, is \$1,080, with a monthly licensing fee of \$201.60. Assistant Manager Alex Morris consulted with Streamline regarding potential email services; however, Streamline does not offer email hosting and cannot create or manage email addresses, hosting, or inboxes. Streamline recommended that BMSA obtain email hosting through either Microsoft or Google. BMSA Management recommends purchasing email services through Verticomm using Microsoft 365. A price breakdown of each option has been provided in your meeting packet. Management will request a motion under Old Business.

Website Development – Management met with Streamline last Tuesday, and we are excited to announce that the new BMSA website is now live. Management has asked Delegate Shore for permission to use some of his community photos on the website. We are currently working on additional updates, as changes could not be made during the transition process. Please visit www.bmsaco.org and let us know what you think.

Motorized Vehicles Prohibited Project – At last month’s Board of Directors meeting, the Board requested that Management ask the vendor about using an image on the signs instead of wording. Unfortunately, there is not a single universal symbol that represents “Motorized Vehicles Prohibited.” While some images exist, they typically apply only to specific types of vehicles. As an alternative, the vendor suggested adding Spanish text beneath the English wording on the signs. Delegate Kellerby also requested that Management obtain additional pricing from other vendors and recommended Your Sign Company. Your Sign Company provided a quote of \$1,610.00 for 46 signs, which includes the addition of Spanish verbiage. Management will request a motion under Old Business.

Saddleback Park Fence Repair – At the last Board of Directors meeting, Association Manager Brandon Burke informed the Board that the fence at Saddleback Park is in need of significant repair. The existing fence is 4 feet tall; however, the Board approved increasing the height to 6 feet since 4-foot pickets are no longer manufactured. The BMSA contractor has begun purchasing materials and will start replacing sections of the fence as soon as possible, weather permitting. We will need to schedule with homeowners in that area that may have pets and let them know of the increased height of the fencing.

NEW BUSINESS – Annual meeting date has been set for April 16th, 2026, with a box dinner at 6:30pm and the meeting starting at 7:00pm at the Grand Valley Rec. Center.

Director Haschke made a motion, seconded by Director Shore, to approve the bronze level sponsorship of \$150 for the Annual Kiwanis Golf Tournament. The motion passed unanimously.

OLD BUSINESS - Director Shore made a motion, seconded by Director Churchill, to approve 46 “*Motorized Vehicles Prohibited*” signs to be purchased in the amount of \$1,610.00 plus labor and associated costs, to be placed at the entrances of the community’s walking paths. The motion passed unanimously.

The Board of Directors has chosen to table the discussion and approval of the BMSA Mission Statement & Key Functions.

OTHER BUSINESS – The Board of Directors tabled the discussion of “Action Without a Meeting” until April’s meeting.

EXECUTIVE SESSION - Director VanCamp made a motion, seconded by Director Churchill, to enter executive session at 10:22 am. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Gates, to come out of executive session at 10:29 am. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Birrer, to send accounts 6531.02, 6861.05 & 6899.01 to collections for unpaid debt. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Gates, to approve adding \$275 within 30 days if violations are not remedied to accounts 6395.02 & 6763.03. The motion passed unanimously.

ADJOURNMENT - at 10:31 a.m.