

June 16, 2026

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

May 19th, 2026

Present:	Dan Birrer	President, Battlement Creek Village
	Anne Kellerby	Vice President, Valley View Village
	Lynn Shore	Sec/Treasurer, Willow Creek Village
	Tony Haschke	Director, Monument Creek Village
	Chris Davidson	Director, Stone Ridge Village
	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	

Absent Board Members:	Robert Gross	Director, RHP Properties
	Vacant	Director, Tamarisk Village
	Brian Milleson	Director, Princeton Management
	Tammie VanDeusen	Director, Town Center Filing I, II, III

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

COMMUNITY MEMBERS'PRESENT:

Sara McCurdy	Eagle's Point
Jeremy Fister	Lush Green Landscapes
April McCraw	RHP Properties LLC

OWNERS OPEN FORUM – None**PLEDEGE OF ALLIGENCE****CALL TO ORDER-** President Birrer called the meeting to order at 9:00 a.m.**DISCLOSURE OF CONFLICT-** None**QUORUM** - A quorum was established for the regular meeting.**April 21st 2026, REGULAR MEETING MINUTES-** Director Haschke made a motion, seconded by Director Kellerby, 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 Kellerby, to approve January, February and April 2026 financial reports. 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 April.

Median Tree Committee – Director Gates reported that 21 trees in total need to be replaced and would cost approximately \$8,000 to \$10,000 to replace all 21 trees. The committee recommends not replacing any trees in the medians due to cost and more importantly, safety concerns.

Community Clean Up – The event was very successful. We thank the community for their participation.

Covenant Control Committee – No report. Association Manager, Brandon Burke, gave an update on Covenant Officer, Bill Middleton and relayed that Management will have a temporary substitute while Bill is out.

Common Ground – Director Kellerby, presented a report on all community happenings for May and June.

Colorado River Valley Chamber – President Birrer gave a quick recap of the meeting.

Associated Governments of Northern Colorado – President Birrer made a motion, seconded by Director Haygood to approved paying for the room rental at the Grand Valley Recreation Center, in the amount of \$560, to host the July 22nd AGNC meeting. The motion passed unanimously.

MANAGER REPORT–

Community Benches – At last month’s meeting, the Board of Directors requested that management provide a map or list identifying the locations where community benches have experienced the most damage. Management has identified two primary areas of concern where vandalism occurs most frequently: the area below the Grand Valley Recreation Center and the area behind the Willow Ridge / Willow Park Apartments. The remaining community benches throughout the community are being maintained through a routine maintenance schedule.

Saddleback Park Fence – BMSA management has finalized and signed the contract with G&C Fencing. Management will begin contacting affected homeowners to request permission to provide their contact information to the contractor, allowing them to coordinate scheduling directly, particularly in cases where homeowners may have dogs on the property.

Caselle Covenant Control Module – Management has spent a significant amount of time working with Caselle to obtain a timeline for the implementation and staff training of the new Covenant Control module. Caselle has since advised that the module installation and training will not occur until October due to a backlog of other entities currently awaiting implementation of the same module.

BMMD Water Conservation Efforts – As most of the Board is aware, BMMD has asked the community to begin water conservation efforts due to ongoing severe drought conditions. Residents have been asked to water only on assigned odd or even days based on the last number of their address. For example, odd-numbered addresses may water only on odd-numbered days (Monday, Wednesday, and Friday), while even-numbered addresses may water only on even-numbered days (Tuesday, Thursday, and Saturday). BMMD has also requested that no watering occur on Sundays, that irrigation not take place between 10:00 a.m. and 6:00 p.m. to help reduce evaporation loss, and that watering be limited to a maximum of two hours per irrigation cycle. Management will be implementing these same conservation efforts in all BMSA-maintained areas where applicable utilizing BMMD potable water. As a reminder, the Grand Valley Recreation Center and the Golf Course are not supplied by BMMD potable water.

The Board discussed whether the community benches should be repaired, replaced or fully removed. An idea was brought to the Board asking the high school if they would allow students to repair the community benches for their community service hours.

NEW BUSINESS – Association Manager Brandon Burke provided the Board of Directors with an update on the storm drain V-pan repairs at the upper and lower entrances of Battlement Creek Village. In conjunction with these repairs, the Architectural Committee had been exploring a new landscaping and beautification concept for the entrances. However, due to project timing, the Architectural Committee could not fully implement the proposed improvements.



OLD BUSINESS – The Board requested that the Mission Statement and Key Functions be sent to them again for review. Once reviewed and finalized, the Board would like to see it posted at the office, given to new homeowners and on the website.

In accordance with Article 5, Section 5.2 of the Second Amended and Restated Bylaws of Battlement Mesa Service Association, Director Shore made a motion, seconded by Director Birrer to call a meeting of the Delegates for June 16, 2026 approximately ten minutes after the adjournment of the regular scheduled meeting of the Board of Directors for that date. The only item of business to be included in the notice of meeting and the agenda will be the discussion of and a vote upon the proposed Tenth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Battlement Mesa. The motion passed unanimously.

OTHER BUSINESS – None

EXECUTIVE SESSION – Director Haschke made a motion, seconded by Director Shore, to enter into executive session at 10:40 am. The motion passed unanimously.

Director Shore made a motion, seconded by Director Kellerby, to come out of executive session at 10:49 am. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Davidson, to send account 7033.03 to collections for unpaid debt. The motion passed unanimously.

ADJOURNMENT - at 10:50 a.m.