BATTLEMENT MESA Service Association

APPROVED

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

September 15, 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
	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
	Tammie VanDeusen	Director, Town Center Filing I, II, III - Zoom
	Megan VanCamp	Director, Canyon View Village - Zoom
Absent Board Members:	Brian Milleson	Director, Princeton Management
	Robert Gross	Director, RHP Properties
	Vacant	Director, Tamarisk Village
	Chris Davidson	Director, Stone Ridge Village
Also Present:	Brandon Burke	Association Manager
	Alex Morris	Assistant Association Manager
	Alondra Loya	Administrative Assistant
	Leslie Wood	Accounting Manager
	Bill Middleton	Covenant Control Officer

COMMUNITY MEMBERS'PRESENT:

Sara McCurdy	First Eagles Point
Diana Lawrence	Realtor
Jeremy Fister	Lush Green Landscaping
Cheryl Chandler	Realtor
Keith Lammey	Elk Peaks Consulting
Tim Wilt	Elk Peaks Consulting

OWNERS OPEN FORUM: None

PLEDGE OF ALLEGIANCE

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**.**

Director Haschke made a motion, seconded by Director Kellerby to amend the agenda; remove Town of Parachute Presentation and BMNIO Dissolution from New Business, and move it to the October regular meeting agenda.

August 15th, 2026, REGULAR MEETING MINUTES- Director Haschke made a motion, seconded by Director Haygood, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Shore made a motion, seconded by Director Haschke, to accept August 2026 financials, subject to audit. The motion passed unanimously.

REPORTS:

Architectural Committee – Covenant Control Officer, Bill Middleton presented a report on member properties that had submitted architectural applications and the actions taken by the Committee in the month of August.

Covenant Control Committee – Covenant Control Officer, Bill Middleton, presented a report and list of community properties that had been issued a letter of violation of the covenants in the month of August.

Common Ground – Director Kellerby, has shared all the flyers for the community happenings. Please go to www.bmsaco.org to see flyers.

COLORADO RIVER VALLEY CHAMBER – Next meeting is on October 14th, 8:30am to 10:00am at Grand River Hospital.

MANAGER REPORT–

Fence Improvements: G& C Fencing has completed 12 fences for a total of 977' of fencing. The cost for this first list was $28,792.64. G&C has 4 of the 9 additional homes completed for a total of 605' of fencing for the price of $19,408.40. They are set to complete the remaining 5 fences within the week. This will bring the total project to $48,201.04 for 21 homes and a total of 1,582 linear feet and under the $50,000 approved by the board.

Clear Networx: As you can see from the ROW work, Clear Networx is busy, boring and installing conduit throughout the community. This project was approved by the Garfield County Commissioners on August 3rd and meets the goals of the Commissioners to provide affordable fiber internet to the residents of Garfield County. We have done our best to get information out to the community with little notice, but things are tracking along.

2027 Budget: We have been reaching out to the various contractors that provide services for the BMSA to gather information for any increases that will happen in 2027. When the budget committee gets together to start the budget process, we will share what we have found.

PBMPRD Sidewalk Project: The PBMPRD project to connect the sidewalk from Arroyo Drive to Spencer Drive along E. and S Battlement Parkways is finished. The community can now use the new sidewalk in hopes of creating a safer space for them to travel.

No Motorized Vehicle Signs: GP Maintenance has installed the No Motorized Vehicle signs throughout RHP and are working their way through the community. They are about 90% done with the signs. The contractor has reported vandalism to the signs.

NEW BUSINESS –

Annual Village Meeting dates have been scheduled for the following dates at 6:00pm.

Willow Creek Village – October 14th
Tamarisk Meadows – October 15th
Battlement Creek & The Reserve – October 20th
Monument Creek – October 21st

Discussion and review of the 2025 preliminary audit.

Discusstion and review of the 2027 preliminary budget.

OLD BUISNESS –

Director VanDeusen made a motion, seconded by Director Kellerby to approve the quote from C&D Tree Service, in the amount of $33,250 to remove old trees and debris on the walking paths within Tamarisk Village. Director Haschke opposed it. The motion passed.

Director Haschke made a motion, seconded by Director Gates to approve Lush Green Landscaping to remove and replace dead trees at the Canyon View Village Entrance. The motion passed unanimously.

OTHER BUSINESS – None

EXECTUIVE SESSION –

Director Kellerby made a motion, seconded by Director Schreiner to enter executive session at 10:31am. The motion passed unanimously.

Director Shore made a motion, seconded by Director Kellerby to come out of executive session at 11:26am. The motion passed unanimously.

ADJOURNMENT - at 11:28am