

August 18th, 2026

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**July 21st, 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 – By Proxy
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

Absent Board Members:

Brian Milleson	Director, Princeton Management
Robert Gross	Director, RHP Properties
Megan VanCamp	Director, Canyon View Village
Vacant	Director, Tamarisk Village

Also Present:

Brandon Burke	Association Manager
Alex Morris	Assistant Association Manager
Alondra Loya	Administrative Assistant
Bill Middleton	Covenant Control Officer

COMMUNITY MEMBERS PRESENT:

Laura Brown	Property Professionals
April McCraw	RHP LLC
Keith Lammey	Elk Peak's Consulting Group
William Dearing	AGNC
Jenny Adams	Hope West

OWNERS OPEN FORUM – Mr. Dearing reminded the Board of the upcoming AGNC meeting that will be held at the Grand Valley Recreation Center on July 22nd, from 9am to 1:30pm.

PLEDGE OF ALLEGIANCE

CALL TO ORDER- President Birrer called the meeting to order at 9:00 a.m.

PRESENTATION – Jenny Adams with Hope West gave a presentation on the mission of the program.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

June 16th, 2026, REGULAR MEETING MINUTES- Director Kellerby made a motion, seconded by Director Shore, to approve the minutes of the regular meeting with corrections. The motion passed unanimously.

FINANCIAL REPORTS- Director Shore gave an overview of the financials and explained the transition between Rebecca Sostenes, Brenda Locker and Leslie Wood. Association Manager, Brandon Burke updated

the Board about possibly needing an extension for the 2025 audit.

Director Shore made a motion, seconded by Director VanDeusen, to table May and June 2026 financials until the next meeting. 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 June.

Covenant Control Committee – Covenant Control Officer, Bill Middleton gave the Board an update on the violations that came through for the month of June.

Common Ground – Director Kellerby, presented a report on all community happenings for the end of summer. Please go to www.bmsaco.org to see flyers.

Colorado River Valley Chamber – Next meeting August 12th at the Parachute Town Hall.

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 a quote for an additional 9 homes at 605' of fencing for the price of \$19,408.40. 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. Discussions about the project welcome.

Director Shore made a motion, seconded by Director Gates, to approve the cost for additional fencing for 9 more homes. The motion passed unanimously.

Leslie Wood Accounting Manager: We have brought on Leslie Wood as our accounting manager. Leslie comes to us from Garfield County and has extensive experience in finance, payroll, and employee relations. We are very excited to have her, and we thank Becky for her service to BMMD and BMSA.

BMSA Management Contract Request for Proposal: The Committee and staff have finalized the RFP for contracted management services for the BMSA. The RFP is ready to be published and sent out. We would like the BMSA board to review the timeline for the proposal and see where we may be able to speed some of this up.

Director VanDeusen volunteered to be on the committee. Director Shore requested an inventory count of streetlights. Director VanDeusen also requested that the Park & Recreation District present the new trail system.

PBMPRD Sidewalk Project: The PBMPRD project to connect the sidewalk from Arroyo Drive to Spencer Drive along E. and S Battlement Parkways is going to be kicking off soon. This project has been in the planning and funding stage for a while and when complete will be a great amenity for the safety of the community.

Light Pole on Stone Quarry: Garfield County was performing some work to the guard railing along Stone Quarry Road and accidentally hit one of the BMSA light poles. 360 electric was out of town on vacation, and we were able to get Magnum Electric to come and drop the pole and make the power safe. 360 Electric will replace the pole when they return, and Garfield County will be submitting the incident to their insurance for reimbursement to the BMSA.

No Motorized Vehicle Signs: GP Maintenance has installed the No Motorized Vehicle signs throughout RHP and are working their way through the community. The efforts are paying off as we have received calls from the community witnessing the Sheriff's Department stopping users of the trails and requiring them to walk their motorized vehicles on the trails.

Green Belt and Open Spaces: We have asked Lush Green to concentrate some of their efforts on the open spaces throughout the community in an effort to increase the defensible space distances from a wildfire threat.



Monument Creek Fire: We would like to thank the GVFPD for their quick response, diligence, and professionalism with the Monument Creek fire.

Upcoming Events:

AGNC Meeting: Wednesday July 22 from 9am – 1:30pm

Grand Valley Days: August 13th through the 16th

NEW BUSINESS –

2027 BMSA Management Contract Discussion - Assistant Association Manager, Alex Morris, presented a task list to the Board for the majority of BMSA duties. The Board also discussed what the transition period will look like once the BMMD's contract is expired.

Letter of Support for CMC Healthcare Workforce Expansion Initiative – After discussion, Director Haschke made a motion, seconded by Director Haygood to approve the letter of support.

BMSA Walking Path Debris Clean Up – Director Birrer made a motion, seconded by Director Powers, to allow the Association Manager, Brandon Burke to obtain three bids to clean up and maintenance the trees and shrubbery on the Tamarisk Village and Tamarisk Meadows walking paths. The motion passed unanimously.

OLD BUISNESS – None

OTHER BUSINESS – None

EXECUTIVE SESSION – Director Kellerby made a motion, seconded by Director Gates, to enter executive session at 10:03am. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Haygood, to come out of executive session at 10:15am. The motion passed unanimously.

Director Birrer made a motion, seconded by Director Haygood, to send accounts 6755.02, 676303, 6826.01, and 6344.02 to collections for unpaid debt. The motion passed unanimously.

ADJOURNMENT - at 10:16 a.m.