

February 17, 2026

Present: Dan Birrer President, Battlement Creek Village  
Anne Kellerby Vice President, Valley View Village  
Tony Haschke Sec/Treasurer, Monument Creek Village  
Chris Davidson Director, Stone Ridge Village  
Megan VanCamp Director, Canyon View Village – By Zoom  
Michael Churchill Director, Eagle’s Point  
Mary Jo Schreiner Director, The Reserve – By Proxy  
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  
Lynn Shore Director, Willow Creek Village

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

**COMMUNITY MEMBERS’PRESENT:**

Laurel Koning Battlement Creek Village  
Sara McCurdy Eagle’s Point

**OWNERS OPEN FORUM** – None**CALL TO ORDER-** President Birrer called the meeting to order at 9:00 a.m.**ELECTION OF OFFICERS** –**DISCLOSURE OF CONFLICT-** None**QUORUM** - A quorum was established for the regular meeting.**January 20, 2026, REGULAR MEETING MINUTES-** Director Kellerby made a motion, seconded by Director Powers, to approve the minutes of the regular meeting after corrections are made. The motion passed unanimously.**CLEAR NETWORKS** – Presented the option for introducing broad band internet into the area of Battlement Mesa.**FINANCIAL REPORTS-** Director Haschke made a motion, seconded by Director Gates, to accept the December 2025 financial reports. The motion passed unanimously.

Director Davidson made a motion, seconded by Director Haygood, to table January 2026 financial reports. Director Birrer would like the financial committee to review the financials before approval. The motion passed unanimously.

## REPORTS:

**Architectural Committee** – Assistant Manager Alex Morris and 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 January.

- **Appointing New Committee Members**
  - Director Gates made a motion, seconded by Director Birrer, to appoint Jay Haygood and Britt Choat as alternates (they will be attending every other meeting) and Cheryl Chandler to fill the vacant position. The motion passed unanimously.

**Community Clean Up** – Anne Kellerby gave an update on the schedule for the event.

**Covenant Control Committee** – Assistant Manager, Alex Morris and Covenant Control Officer, Bill Middleton presented a report and a list of community properties that had been issued a letter of violation of the covenants in the month of January.

**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–

**2025 Preliminary Audit** – Accounting Manager, Becky Sostenes, has started the 2025 audit with McMahan and Associates. The audit will continue throughout the month of April.

**Aster Place** – Aster Place has tied into the sewer system and is locating and installing fiber to the project. They are moving this project along quickly and taking advantage of the nice weather.

**Garfield County Sherriff Meeting** – We met with Brent Baker with the Garfield County Sherriff Department to discuss some of the challenges that are facing both the SO and the BMSA. We are working towards solutions for the community and better ways to support each other through our continued relationship.

**CRV State of the Community** – We are working on the presentation for the event, and we are looking for board guidance to make our presentation more of a community effort to include all entities of the community. BMSA, BMMD, PBMPRD, and GVFPD.

**AV System** – We are waiting on backordered equipment for the install of the AV system in the back house at BMMD. This system will allow us the ability to make our meetings virtual for the Architectural Committee.

**BMSA Board Emails** – At the last two Board of Directors meetings, BMSA Management has informed the Board that they had met with their IT team to establish BMSA email addresses for Board members to use. On January 7<sup>th</sup>, the IT team updated Management, indicating that a quote is nearly complete and that quote has officially been finalized. The set up and implementation fee is \$1,080 with a monthly fee of \$201.60 for the licensing. We will ask for a motion under Old Business.

**Website Development** – Management met with Streamline on January 28 and again on February 10. We are approaching the completion phase and expect to be making final refinements over the next several weeks. At this time, we recommend starting fresh with a new domain name and a new email address. The current domain and email address are very long, and we are also receiving a significant amount of spam. For those reasons, transitioning to a shorter, cleaner domain and email address would be the most effective solution.

**Caselle Covenant Enforcement Module** – Management contacted Caselle, the Association’s current billing, accounting and utility software provider, regarding their covenant enforcement module. This module would help streamline the entire violation process while also having the capability of supporting architectural applications and inspections. The fee for online training and total setup is \$1,050 with an annual fee of \$1,620. We will ask for a motion under New Business.

**Motorized Vehicles Prohibited Project** – At a previous meeting, the Board of Directors directed Management to develop a plan identifying appropriate locations for “Motorized Vehicles Prohibited” signs throughout the community, along with the associated costs. By strategically placing these signs, the Association aims to deter residents from operating ATVs and dirt bikes on walking paths that are designated for pedestrians and other non-motorized use. We will ask for a motion under Old Business.

**Monument Creek Village Carports** – At last month’s meeting Assistant Manager, Alex explained to the Board the next steps required to allow carports exclusively in Monument Creek Village. Each delegate area would conduct a vote of its members, with at least 15% of members in each area required to return a ballot. The results of those votes would direct how each Delegate votes at a Special Meeting of the Delegates. Approval would require a 2/3 majority of the 20 delegate areas in favor for carports to be permitted solely in Monument Creek Village. The Board also directed Management to obtain a cost estimate for mailing ballots to the entire community, with the estimated cost for the mailing alone being approximately \$5,600.

**NEW BUSINESS** – Director Haschke made a motion, seconded by Director Gates, to approve amending Appendix 7 in the Architectural Construction Application. The motion passed unanimously.

Director Haygood made a motion, seconded by Director Kellerby, to approve replacing the Saddleback Village Park fence. The motion passed unanimously.

Director Haschke made a motion, seconded by Director Davidson, to approve the Caselle Code Enforcement Module. The motion passed unanimously.

**OLD BUSINESS** - Director Gates made a motion, seconded by Director Haschke, to mail out ballots after the Annual BMSA Meeting in April 2026. The motion passed unanimously.

After discussion, the Board of Directors chose to table the decision on providing individual emails for all BMSA Board Members, while Management research other options aside from BMMD’s IT group, Verticomm.

The Board requested Management look into alternative wording and images for the Motorized Vehicles Prohibited Signs on all walking paths.

**OTHER BUSINESS** – None

**ADJOURNMENT** - at 11:07 a.m.