



BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

January 20, 2026

Present: Dan Birrer President, Battlement Creek Village
Anne Kellerby Vice President, Valley View Village
Tony Haschke Sec/Treasurer, Monument Creek Village – By Proxy
Lynn Shore Director, Willow 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 – By Proxy
Cyndi Powers Director, Mesa Ridge Townhomes
Brian Milleson Director, Princeton Management
Tammie VanDeusen Director, Town Center Filing I, II, III – By Proxy

Absent Board Members: Robert Gross Director, RHP Properties
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:

Pamela Sandoval RHP LLC
Kay Merry Tamarisk Meadows
Sara McCurdy Eagle’s Point

OWNERS OPEN FORUM – Kay Merry raised concerns to the Board regarding improper use of the black paths. She reported that individuals are riding ATVs on the paths, which is preventing pedestrians from safely using them. Mrs. Merry asked about the BMSA’s position on installing cameras. She also reported witnessing an RHP employee operating a golf cart on the black path and stated that she notified RHP of the incident.

CALL TO ORDER- President Birrer called the meeting to order at 9:10 a.m.

ELECTION OF OFFICERS – BOARD PRESIDENT: Director Shore nominated Director Birrer as president. Director Churchill made a motion, seconded by Director VanCamp. There were no further nominations, and the Board voted unanimously to elect Director Birrer as Board President

VICE PRESIDENT: Director Shore nominated Director Kellerby as president. Director Churchill made a motion, seconded by Director VanCamp. There were no further nominations, and the Board voted unanimously to elect Director Kellerby as Board Vice President

SECRETARY/TREASURER: Director Birrer nominated Director Shore as secretary/treasurer. Director Churchill made a motion, seconded by Director VanCamp. There were no further nominations, and the Board voted unanimously to elect Director Shore as the Board Secretary/Treasurer.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

December 16, 2025, REGULAR MEETING MINUTES- Director Shore made a motion, seconded by Director Haschke, to approve the minutes of the regular meeting. The motion passed unanimously.

FINANCIAL REPORTS- Director Shore made a motion, seconded by Director Kellerby, to not accept the December 2026 financial reports until the General Ledger coding for Operating Expenses is corrected. 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 December.

- RHP Metal Roofs
- Committee Members – Please see Manager Report
- Monument Creek Village Carports – Assistant Manager Alex Morris, explained that the next steps in the process would be to have each Delegate Area hold a vote of members. In order for the votes of members in each Delegate Area to count, at least 15% of all members in that Delegate Area must return their ballots. The outcome of the owner (community) vote will provide each Delegate how they need to vote, while in a Special Meeting of the Delegates. The Board asked to provide an estimated cost for mailing out ballots to every resident.

Community Clean Up – The event will be April 25, 2026. In 2025 the event was held on the same day as the Grand Valley High School Prom, which made it difficult to have high school students volunteer their help. It has been confirmed that Prom will be April 11, 2026. Alpine Bank will sponsor lunch and Princeton Management will provide the Mini Excavator to help condense debris. The community's help is highly encouraged and would be very appreciated.

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 December.

Common Ground – Association Manager Brandon Burke, presented a report on all community happenings.

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

MANAGER REPORT– Covenant Officer Position – The Covenant Officer position has officially been filled. BMSA Management conducted four interviews during the week of January 5th. We are pleased to introduce Bill Middleton to the Board as the selected candidate. We would like to thank Bill for his willingness to take on this role, and we look forward to the contributions and accomplishments he will bring to the position.

Architectural Committee Vacancy – At last month's Board of Directors meeting, BMSA Management informed the Board of two vacancies on the Architectural Review Committee. Management has since advertised these openings through Facebook and by word of mouth.

BMSA Board Emails – At last month's Board of Directors meeting, BMSA Management informed the Board that they had met with their IT team to establish BMSA email addresses for Board members to use. On January 7th, the IT team updated Management, indicating that a quote is nearly complete and that they are finalizing a few backend details with accounting. Management expects to provide another update to the Board at the next meeting.

Website Development – Also at last month’s Board of Directors meeting, BMSA Management updated the Board that they met with Streamline on December 2nd to discuss next steps for the new website. Alex thoroughly reviewed the current website and provided Streamline with detailed feedback on content to remove, retain or edit and reduce due to redundancy. Management’s next meeting with Streamline is scheduled for January 28th.

OLD BUSINESS – Please See, Reports: Architectural Committee

OTHER BUSINESS – Director Birrer made a motion, seconded by Director VanCamp, to approve the membership fee of \$1,000 for Associated Governments of Northern Colorado (AGNC). The motion passed unanimously.

EXECUTIVE SESSION – Director Birrer made a motion, seconded by Director Churchill, to enter executive session at 10:48 am. The motion passed unanimously.

Director Kellerby made a motion, seconded by Director VanCamp, to come out of executive session at 11:05 am. The motion passed unanimously.

Director VanCamp made a motion, seconded by Director Birrer, to approve adding \$275 within 30 days if violation is not remedied to account 8422.03.

ADJOURNMENT - at 11:07 a.m.