

Mesa Ridge Townhome Association

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held on August 18th, 2022, at 6 PM at the Grand Valley Fire Station located on Stone Quarry Way in Parachute, CO 81635.

1. Roll Call
 - a. Joan Hollerbach (Present)
 - b. Courtney Vashus (Present)
 - c. Andrea Dazzi (Present)
 - d. Adam Ford (Present)
 - e. Laura Brown, HOA Manager Property Professionals (Present)
2. Quorum
With 5/5 board members present, a quorum was established.
3. Call to Order:
The meeting was called to order at 6:01 PM by David Hallford.
4. Approval Action Items:
 - a. A motion was made by Joan Hollerbach to approve the meeting minutes from the May 17th, 2022, Board of Directors meeting. Seconded by Adam Ford; passed unanimously.
 - b. A motion was made by David Hallford to approve the agenda as presented. Seconded by Courtney Vashus; passed unanimously.
5. Battlement Mesa Metro District
 - a. David Beecraft and Vinnie Tomasula attended on behalf of BMSA/BMMD to alert the Board to a major concern regarding the lack of check-valves within the units of Mesa Ridge. He is concerned for the safety of the water supply due to the possibility of stale water returning into the system, in the event of another main line break. David recommends coordinating entry into each of the units within the complex to assess which units will need to be corrected for the safety of the community water supply.
6. Committee Reports and Updates
 - a. BMSA: Courtney Vashus will be moving and submitted her resignation effective immediately.
 - o A motion was made Courtney Vashus to appoint Adam Ford to the position of Mesa Ridge representative. Seconded by David Hallford. Unanimously passed.
7. Management Report
 - a. Community Workday held on 7.9.22 had 18 attendees, including Board members and management. With the owner's assistance, we were able to clear all of the dead/dying bushes and reduce the fire hazard behind West Ridge Court.
 - b. Next Community Workday is scheduled for 10/1/22
8. Maintenance
 - a. Landscaping – 2022: Current contract through 2022 with Liqui-Green

- i. Bush trimming will occur late November.
 - ii. Irrigation – System is functioning. Additional issues were found on South Ridge with a leaking curb stop. Tree root will need to be removed for access. Management will request assistance from B&B in determining if the tree can survive with a large root being cut. Assess any safety concerns for surrounding building.
9. Old Business - None
10. Owner Open Forum
 - a. Dan Temple would like additional trimming of the berm between West Ridge and South Ridge.
 - b. David Hallford has an overgrown Russian olive he would like removed.
11. New Business – None
12. Motion to Adjourn
 - a. There being no further business to come before the Board, Joan Hollerbach made a motion to adjourn the meeting at 7:37 PM. Seconded by Joan Hollerbach.
Unanimously passed.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals