

**APPROVED**

REGULAR MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 20, 2018  
AGENDA

9:00 AM

OWNERS OPEN FORUM

9:15 AM

CALL TO ORDER

DISCLOSURE OF CONFLICTS

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

APPROVAL OF MINUTES

- January 16, 2018 Regular Meeting Minutes

APPROVAL OF FINANCIAL REPORTS

- January 2018 Financial Report

COMMITTEE REPORTS

- Finance Committee
- Architectural Committee
- Covenant Control Report
- Oil & Gas Committee
- Parks, Open Space & Trails Committee
- Associated Governments of Northwest Colorado
- Energy Advisory Board

MANAGER REPORT

DEVELOPER REPORT

NEW BUSINESS

OLD BUSINESS

OTHER BUSINESS

UNRESOLVED/WORKING ITEMS

11:00 AM

ADJOURN

HEARINGS

- 24 Larkspur Pl – Hearing continuation

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: [BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)

Approved 02/20/18

**BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JANUARY 16, 2018**

**Present:**

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Eric Schmela	Declarant, Battlement Mesa Partners
Al Reuter	Director, First Eagle's Point
John Constine	Director, Mesa Ridge Townhomes
Robert Gross	Director, RHP Properties
John Keller	Director, The Reserve
Joel Toomey	Director, Stone Ridge Village
Dianna Arnett	Director, Tamarisk Meadows
Amy Provstgaard	Director, Tamarisk Village

**Absent Board Members:**

John Johnson	Director, Monument Creek Village
Brad Hoy	Director, Valley View Village

**Also Present:**

Steve Rippy	Association Manager
Amie Martin	Administrative Assistant
David Firmin	BMSA Attorney

**Community Members Present:** Keith Sheppelman

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Koning called the meeting to order at 9:05 am.

**DISCLOSURE OF CONFLICT**

None

**KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON**

No report.

**WELCOME NEW BOARD MEMBER**

Director Koning welcomed new Board Member Robert Gross with RHP Properties. Director Gross will represent Saddleback Village, Tamarisk Village Flg 2 and Monument RV.

**DECEMBER 19, 2017 MEETING MINUTES**

A motion was made by Director Constine and seconded by Director Arrington to approve the December 19, 2017 regular meeting minutes with a correction. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Toomey and seconded by Director Provstgaard to approve the December 2017 financial statements; subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

**Finance Committee**-See attached written report.

**Architectural Committee**-See attached written report.

**Covenant Control Committee**-See attached written reports.

**Oil & Gas Committee**-No written report.

**Parks, Open Space & Trails Committee**-No written report.

**Associated Governments of Northwest Colorado**-See attached reports.

**Energy Advisory Board**-No written report.

**MANAGER REPORT**

See attached written report.

Director Koning reported that Gerald Cook from Dependable Waste, BMSA's trash contractor, has been charging \$15 per month per trash can for approximately 10 years. Mr. Cook informed association manager Mr. Rippy that Dependable Waste needs to charge \$2 more per trashcan per month.

Mr. Rippy reported that after speaking with Mr. Cook they agreed to change the price to \$16 per trashcan per month from \$15 for a one year contract. They will reevaluate the price before the 2019 budget process.

A motion was made by Director Keller and seconded by Director Reuter to approve a contract with Dependable Waste for trash service for \$16 per trashcan per month for a one year contract. The motion carried unanimously.

**DEVELOPER REPORT**

Declarant Schmela reported that RHP Properties has terminated Battlement Mesa Company's maintenance services to begin February 1, 2018. BMC will retain most employees through February 28, 2018 to complete a few projects then BMC will only retain 2 employees to maintain the rest of the BMC's properties.

Declarant Schmela reported that Moo's Restaurant in the Saddleback Village Convenience Center is schedule to open in February.

Declarant Schmela reported that In & Out Driving School has rented an office at the Saddleback Village Convenience Center and is scheduled to open in March.

Declarant Schmela reported that URSA has received approval from the Garfield County Board of County Commissioners and the COGCC for the L & F Pads in their Phase II application. COGCC is still reviewing the application for the A Pad.

**NEW BUSINESS****Capital Contributions Resolution**

A motion was made by Declarant Schmela and seconded by Director Constine to approve the capital contributions resolution as submitted. The motion carried unanimously.

**OLD BUSINESS****RHP Properties-Discuss Village Signs**

Director Gross explained that RHP Properties would like to get the process moving for placing new signs for Saddleback Village, Tamarisk Village Flg 2 and Monument RV and handed out samples of the language they would like on these 3 village signs. Director Gross explained that RHP Properties would pay any extra costs for the extra wording on the signs.

Director Shepherd suggested the Director Gross meet with the sign sub-committee to review his request and then come back to the Board of Directors with recommendations.

#### **Street Light Poles**

Declarant Schmela stated that BMC would sell BMSA the current bulk of the street light poles and fixtures for \$40,000 which is down from the \$75,000 initial offer. Declarant Schmela stated there are approximately 100 poles and fixtures and they would not charge us for any poles over the 100 and they will also store the poles and fixtures at no cost.

A motion was made by Director Arrington and seconded by Director Reuter to purchase 100 street light poles and fixtures from Battlement Mesa Company for \$40,000. Also, BMC will not charge BMSA for storing the poles & fixtures. The motion carried with Declarant Schmela abstaining.

#### **Flag Poles**

Director Koning reported that she attended the Parachute/Battlement Mesa Park & Recreation District Board of Directors meeting and asked the Board if BMSA provides 2 sets of flags for the flag poles will they install them. The PBMPRD agreed to install 2 sets of flags that the BMSA will provide per year.

#### **OTHER BUSINESS**

Director Koning reported that the Parachute/Battlement Mesa Chamber of Commerce has disbanded. They are going under an umbrella with Rifle and Silt.

#### **UNRESOLVED/WORKING ITEMS**

Director Koning reviewed the unresolved/working items report.

#### **HEARING**

##### **24 Larkspur Place**

Mr. Rippy reported that he had received an email from Bill Stroop, that due to illness, he would be unable to attend the hearing concerning 24 Larkspur Place and requested that it be rescheduled to the February meeting of the BMSA Board of Directors.

BMSA attorney, David Firmin with Hindman Sanchez, informed the Board they could reschedule the hearing, move forward with the hearing and make a decision or move forward with the hearing and continue it until the February meeting to allow Mr. Stroop to provide testimony and information.

The Board of Directors agreed to move forward with the hearing at this time and continue the hearing until the February meeting to allow Mr. Stroop an opportunity to participate.

Director Koning asked Mr. Rippy to present information related to the violations associated with the violations issued to 24 Larkspur Place.

Mr. Rippy reported that the violations were issued in reference to a recreational/oversized vehicle parked in the driveway of the identified property. The parking of the vehicle is a violation of the BMSA Declaration of Covenants, Conditions and Restrictions under Article VIII, Section 8.16 as amended under 8.16 (a)(i) of the Eighth Amendment dated September 20, 2011.

On November 21, 2017 a letter was sent to Thomas and Marianne Stroop, in care of Bill Stroop, advising that a violation had been reported of a recreational/oversized vehicle parked in the driveway of the residence located at 24 Larkspur Place. The letter advised that the vehicle was in violation of the BMSA covenants and a copy of the Eight Amendment to the Covenants which includes the language specific to the violation was attached. This letter was intended to advise Mr. Stroop of the covenants and was not an official letter of violation.

On November 30, 2017 Mr. Stroop arrived at the BMSA offices and discussed the letter dated November 21, 2017 with Mr. Rippy. The discussion did not reach a resolution.

Upon continued recognition of the recreational/oversized vehicle parked in the driveway at the identified property a 1<sup>st</sup> letter of warning violation was issued on December 4, 2017 in response to the vehicle parked at the residence on November 27, 2017. After confirming the vehicle continued to be parked at the residence on December 19, 2017 a 2<sup>nd</sup> Letter of violation, with a \$50 fine, was issued December 20, 2017.

On January 4, 2018 Mr. Stroop, after receiving the 2<sup>nd</sup> letter of violation, requested a hearing to appeal the violations. Based upon Mr. Stroop's request a hearing was scheduled for January 16, 2018.

Mr. Rippey reported that he had declined to assess additional violations and fines in light of the request for a hearing by Mr. Stroop.

Mr. Rippey reported that Mr. Stroop had expressed that the vehicle is his daily commuter vehicle and it qualifies as a van rather than a recreational vehicle. Mr. Stroop also stated that he used the vehicle for traveling and also utilizes it for camping. The vehicle is equipped with attachments on the roof for carrying kayaks and canoes and is also equipped with a large carrying device for his bicycle on the back of the vehicle.

Mr. Rippey reported that he researched the specifications of this model vehicle on-line and found that this type of vehicle has a height of 110.5" which exceeds the 100" height limit of the covenants. The length of the vehicle is 25' without the carrying device for the bicycle, with the carrying device attached the length exceeds the covenant limit of 25'. Further review of this model vehicle indicates that it can be equipped with a refrigerator, microwave oven, heat plate, bathroom (stool & sink) and sofa with fold out bed. Mr. Stroop did not indicate whether the vehicle was equipped with any of these fixtures or equipment.

Mr. Rippey reported that he has exchanged a large volume of emails with Mr. Stroop prior to today's hearing concerning the parking of the vehicle at the residence. Based upon the communication via those emails Mr. Rippey stated that Mr. Stroop expressed the vehicle had been parked at the residence for approximately 220 days during 2016 and 2017 and no violations were issued by the covenant compliance employees and the employees must have seen the vehicle parked at the location, and therefore, the BMSA has voluntarily waived the right to enforce.

In addition Mr. Stroop expressed that the covenant relating to recreational vehicles is inherently ambiguous because of failure to define the term. He further expressed that the covenants are enforceable in circumstances where it is clear that the vehicle is a recreational vehicle. However, where the definition is ambiguous when applied to a certain vehicle, then it should not be enforced and it may be unenforceable.

Mr. Stroop also expressed that the vehicle was not oversized but provided no information as to the size of the vehicle.

BMSA Attorney, David Firmin stated that there is no voluntary waiver of enforcement as the covenant violation is cured each time the vehicle is moved and becomes a new violation each time it is returned and parked again.

Director Arrington stated that his understanding to qualify under the "grandfather clause" (voluntary waiver of right to enforce) the violation would have to occur over the period of one year without notice of violation and 220 days does not qualify as a year. Mr. Firmin clarified that the violation would have to be continuous, without cure, and in this particular instance the voluntary waiver of right to enforce does not apply.

Director Shepherd stated that the owners of the property were Thomas and Marianne Stroop. Thomas Stroop had been ill for sometime prior to his passing and his son Bill Stroop had been in and out of the property with his vehicle during his father's illness. Because of the sensitivity of having to deal with the father's illness and passing the vehicle was tolerated by the neighbors. After Thomas passed his wife Marianne became ill and eventually moved out of the home to a nursing home. Bill has now began staying at the property on a regular basis and the neighbors are unhappy that he continues to park the vehicle at the residence.

The Board directed Mr. Rippey to continue the violation process on the vehicle until the continuation of the hearing in February.

#### **ADJOURNMENT**

The meeting adjourned at 11:00 am.

**BMSA****Operating Fund**

Operating Revenues	2014		2015		2016		2017		2018		2018 / 01	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual	Actual
Common Assessment	\$ 616,791	\$ 644,138	\$ 650,854	\$ 677,589	\$ 667,480	\$ 119,914						
Tamarisk Village Front Lawn Assessment	\$ 38,463	\$ 39,235	\$ 38,773	\$ 38,793	\$ 39,000	\$ 10,010						
Fines & Attorney Fees	\$ 80,321	\$ 27,652	\$ 41,135	\$ 49,164	\$ 28,000	\$ 908						
Late Fees	\$ 9,970	\$ 9,556	\$ 8,718	\$ 9,812	\$ 9,000	\$ 1,327						
Trash Assessment	\$ 147,924	\$ 148,829	\$ 149,308	\$ 148,411	\$ 148,000	\$ 38,113						
Comcast Franchise Fee	\$ 9,594	\$ 10,611	\$ 6,780	\$ 8,385	\$ 9,000	\$ 2,028						
Interest	\$ 22	\$ 18	\$ 18	\$ 22	\$ 20	\$ 2						
Miscellaneous Revenues	\$ 11,193	\$ 32,322	\$ 9,377	\$ 7,572	\$ 2,000	\$ 240						
<b>Total Operating Revenues</b>	<b>\$ 914,278</b>	<b>\$ 912,361</b>	<b>\$ 904,963</b>	<b>\$ 939,748</b>	<b>\$ 902,500</b>	<b>\$ 172,542</b>						

**Operating Expenditures**

Audit & Tax Preparation	\$ 11,000	\$ 11,200	\$ 11,500	\$ 13,500	\$ 11,600	\$ 0						
Management & Accounting	\$ 84,000	\$ 86,500	\$ 89,500	\$ 93,494	\$ 103,000	\$ 0						
Management & Accounting - TMV. Front Lawn	\$ 6,000	\$ 6,500	\$ 6,500	\$ 6,510	\$ 7,000	\$ 0						
Covenant Enforcement Services	\$ 16,800	\$ 18,200	\$ 16,800	\$ 17,969	\$ 20,000	\$ 0						
Community Relations	\$ 6,962	\$ 6,986	\$ 8,177	\$ 7,095	\$ 7,500	\$ 172						
Website Management	\$ 5,575	\$ 6,535	\$ 5,945	\$ 5,895	\$ 6,000	\$ 400						
Newsletter Production	\$ 6,050	\$ 7,150	\$ 4,950	\$ 7,696	\$ 7,100	\$ 0						
Commons Area Insurance	\$ 10,774	\$ 11,797	\$ 11,570	\$ 11,580	\$ 12,200	\$ 0						
Directors & Officers Insurance	\$ 2,221	\$ 1,501	\$ 1,371	\$ 1,371	\$ 2,200	\$ 0						
Legal Services	\$ 26,855	\$ 25,621	\$ 31,562	\$ 32,765	\$ 27,500	\$ 0						
Membership Fees	\$ 1,230	\$ 1,220	\$ 1,470	\$ 1,250	\$ 1,300	\$ 1,000						
Bank/Credit Card Fees	\$ 12,063	\$ 14,893	\$ 7,391	\$ 2,463	\$ 5,000	\$ 440						
Meeting Expenses	\$ 3,635	\$ 2,789	\$ 2,537	\$ 2,667	\$ 2,600	\$ 144						
Committee Expenses	\$ 155	\$ 0	\$ 22	\$ 882	\$ 1,000	\$ 0						
Architectural Inspections	\$ 0	\$ 805	\$ 120	\$ 360	\$ 100	\$ 0						
Copy/Postage/Office Supplies	\$ 7,941	\$ 8,750	\$ 12,139	\$ 6,339	\$ 9,000	\$ 0						
Storage Lease	\$ 780	\$ 780	\$ 520	\$ 0	\$ 0	\$ 0						
Flags / Golf Course	\$ 1,331	\$ 425	\$ 1,935	\$ 45	\$ 0	\$ 0						

Operating Expenditures	2014		2015		2016		2017		2018		2018 / 01	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Actual	Actual	
Telephone	\$ 944	\$ 975	\$ 1,028	\$ 1,161	\$ 1,100	\$ 0	\$ 0	\$ 1,100	\$ 0	\$ 0	\$ 0	
Income Taxes	\$ 500	\$ 1,477	\$ 1,600	\$ 1,440	\$ 1,600	\$ 0	\$ 0	\$ 1,600	\$ 0	\$ 0	\$ 0	
Bad Debts – Write Off	\$ 27,365	\$ 39,559	\$ 1,542	\$ 0	\$ 4,000	\$ 0	\$ 0	\$ 4,000	\$ 0	\$ 0	\$ 0	
Miscellaneous Expenses	\$ 0	\$ 2,861	\$ 0	\$ 188	\$ 100	\$ 0	\$ 0	\$ 100	\$ 0	\$ 0	\$ 0	
Administrative Total	\$ 232,181	\$ 256,524	\$ 218,179	\$ 214,670	\$ 229,900	\$ 2,156	\$ 2,156	\$ 229,900	\$ 2,156	\$ 2,156	\$ 2,156	
Landscape Maintenance	\$ 185,656	\$ 190,550	\$ 190,550	\$ 191,477	\$ 190,600	\$ 0	\$ 0	\$ 190,600	\$ 0	\$ 0	\$ 0	
Landscape Maintenance - Tamarisk Village	\$ 4,489	\$ 4,489	\$ 4,489	\$ 4,659	\$ 4,500	\$ 0	\$ 0	\$ 4,500	\$ 0	\$ 0	\$ 0	
Foreclosure Property Maintenance	\$ 1,083	\$ 405	\$ 195	\$ 915	\$ 500	\$ 0	\$ 0	\$ 500	\$ 0	\$ 0	\$ 0	
Right-of-Way/Open Space Maintenance	\$ 21,685	\$ 23,884	\$ 26,167	\$ 26,846	\$ 25,000	\$ 0	\$ 0	\$ 25,000	\$ 0	\$ 0	\$ 0	
Tree Trimming/Maintenance	\$ 8,550	\$ 5,655	\$ 7,400	\$ 7,000	\$ 7,000	\$ 0	\$ 0	\$ 7,000	\$ 0	\$ 0	\$ 0	
Weed Management	\$ 15,000	\$ 15,450	\$ 15,469	\$ 16,068	\$ 15,500	\$ 0	\$ 0	\$ 15,500	\$ 0	\$ 0	\$ 0	
Sprinkler System Maintenance	\$ 10,533	\$ 11,081	\$ 7,950	\$ 6,890	\$ 11,000	\$ 0	\$ 0	\$ 11,000	\$ 0	\$ 0	\$ 0	
Sprinkler Maintenance – Tamarisk Village	\$ 4,873	\$ 5,178	\$ 3,448	\$ 3,900	\$ 5,000	\$ 0	\$ 0	\$ 5,000	\$ 0	\$ 0	\$ 0	
Bench Maintenance	\$ 137	\$ 0	\$ 4,420	\$ 126	\$ 1,000	\$ 0	\$ 0	\$ 1,000	\$ 0	\$ 0	\$ 0	
Fence Maintenance	\$ 6,062	\$ 9,170	\$ 11,107	\$ 4,455	\$ 7,500	\$ 0	\$ 0	\$ 7,500	\$ 0	\$ 0	\$ 0	
Waterfall Maintenance	\$ 12,964	\$ 12,190	\$ 8,020	\$ 11,052	\$ 11,000	\$ 0	\$ 0	\$ 11,000	\$ 0	\$ 0	\$ 0	
Irrigation Water	\$ 99,054	\$ 112,293	\$ 130,904	\$ 137,409	\$ 110,000	\$ 0	\$ 0	\$ 110,000	\$ 0	\$ 0	\$ 0	
Irrigation Water - Tamarisk Village	\$ 17,819	\$ 15,194	\$ 18,836	\$ 24,171	\$ 19,000	\$ 0	\$ 0	\$ 19,000	\$ 0	\$ 0	\$ 0	
Landscape Maintenance Total	\$ 387,905	\$ 405,539	\$ 428,955	\$ 434,968	\$ 407,600	\$ 0	\$ 0	\$ 407,600	\$ 0	\$ 0	\$ 0	
Street Light Maintenance	\$ 21,277	\$ 14,816	\$ 17,057	\$ 25,772	\$ 14,000	\$ 0	\$ 0	\$ 14,000	\$ 0	\$ 0	\$ 0	
Street Light Utility Locates	\$ 0	\$ 9,080	\$ 11,900	\$ 5,825	\$ 10,000	\$ 0	\$ 0	\$ 10,000	\$ 0	\$ 0	\$ 0	
Street Light Electricity	\$ 42,328	\$ 25,126	\$ 27,412	\$ 25,444	\$ 28,000	\$ 0	\$ 0	\$ 28,000	\$ 0	\$ 0	\$ 0	
Street Sign Maintenance	\$ 6,304	\$ 4,772	\$ 2,067	\$ 2,166	\$ 5,000	\$ 0	\$ 0	\$ 5,000	\$ 0	\$ 0	\$ 0	
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 0	\$ 0	\$ 15,000	\$ 0	\$ 0	\$ 0	
Street Litter Pickup	\$ 12,480	\$ 12,505	\$ 12,480	\$ 12,480	\$ 12,500	\$ 1,040	\$ 1,040	\$ 12,500	\$ 1,040	\$ 1,040	\$ 1,040	
Trails – Litter Pickup	\$ 3,304	\$ 4,069	\$ 3,965	\$ 2,792	\$ 4,000	\$ 125	\$ 125	\$ 4,000	\$ 125	\$ 125	\$ 125	
Trails – Snow Removal	\$ 4,400	\$ 6,950	\$ 3,500	\$ 4,000	\$ 5,000	\$ 800	\$ 800	\$ 5,000	\$ 800	\$ 800	\$ 800	
Trails – Maintenance & Repairs	\$ 10	\$ 300	\$ 1,327	\$ 1,119	\$ 4,500	\$ 0	\$ 0	\$ 4,500	\$ 0	\$ 0	\$ 0	
Streets/Trails Maintenance Total	\$ 105,103	\$ 92,618	\$ 94,708	\$ 94,598	\$ 98,000	\$ 1,965	\$ 1,965	\$ 98,000	\$ 1,965	\$ 1,965	\$ 1,965	

Operating Expenditures	2014	2015	2016	2017	2018	2018 / 01
	Actual	Actual	Actual	Actual	Budget	Actual
Trash Services	\$ 141,480	\$ 141,480	\$ 141,480	\$ 141,480	\$ 142,000	\$ 12,576
Trash Dumpster	\$ 2,391	\$ 3,022	\$ 3,023	\$ 3,233	\$ 3,000	\$ 315
Recycle Dumpster	\$ 13,250	\$ 13,250	\$ 13,000	\$ 18,600	\$ 22,000	\$ 2,050
Trash Services Total	\$ 157,121	\$ 157,752	\$ 157,503	\$ 163,313	\$ 167,000	\$ 14,941
<b>Total Operating Expenditures</b>	<b>\$882,310</b>	<b>\$912,433</b>	<b>\$899,345</b>	<b>\$907,549</b>	<b>\$902,500</b>	<b>\$ 19,062</b>

**BMSA Operating Balance**      \$ 31,968    [ \$ 72 ]    \$ 5,618    \$ 32,199    \$ 0    \$ 153,480



**Reserve Fund**

	2014	2015	2016	2017	2018	2018 / 01
<b>Reserve Revenues</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>
Community Reserve Assessments	\$ 99,510	\$ 74,320	\$ 59,337	\$ 42,240	\$ 52,540	\$ 0
Book to Market Adjustment – EJ	\$ 367	[\$ 472]	\$ 968	\$ 173	\$ 0	\$ 0
Interest on Reserves	\$ 2,314	\$ 2,530	\$ 3,213	\$ 4,903	\$ 2,800	\$ 633
Transfer From Operating Fund	\$ 0	\$ 0	\$ 0	\$ 1,260	\$ 0	\$ 0
Grant Revenues	\$ 0	\$ 0	\$ 9,117	\$ 0	\$ 0	\$ 0
<b>Reserve Revenues Total</b>	<b>\$ 102,191</b>	<b>\$ 76,378</b>	<b>\$ 72,635</b>	<b>\$ 48,576</b>	<b>\$ 55,340</b>	<b>\$ 633</b>

**Reserve Expenditures**

Capital Replacement (Street Light Fixtures)	\$ 108,911	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Capital Repair/Replacement (Trail Imps.)	\$ 0	\$ 0	\$ 0	\$ 13,374	\$ 0	\$ 0
Capital Repair/Replacement (Fences)	\$ 0	\$ 22,500	\$ 10,120	\$ 12,335	\$ 30,000	\$ 0
Capital Repair/Replacement (Waterfall)	\$ 0	\$ 0	\$ 13,231	\$ 1,260	\$ 0	\$ 0
Capital Repair/Replacement (Village Signs)	\$ 0	\$ 0	\$ 0	\$ 2,178	\$ 65,000	\$ 0
Capital Repair/Replacement (Street Light Poles)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 38,800
Capital R.O.W. Median Improvements	\$ 19,627	\$ 23,388	\$ 21,796	\$ 99,748	\$ 60,000	\$ 0
Capital Common Area Improvements	\$ 12,135	\$ 8,711	\$ 0	\$ 0	\$ 0	\$ 0
Capital Land Improvements (Turkey Trail Park)	\$ 3,390	\$ 9,535	\$ 14,884	\$ 144,223	\$ 22,000	\$ 0
Capital Trail Improvements (Crosswalk)	\$ 0	\$ 0	\$ 4,392	\$ 0	\$ 0	\$ 0
Miscellaneous Expenses	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 0
<b>Total Reserve Expenditures</b>	<b>\$ 144,063</b>	<b>\$ 90,589</b>	<b>\$ 64,426</b>	<b>\$ 273,121</b>	<b>\$ 177,000</b>	<b>\$ 38,800</b>

**Operating Reserve Balance**

[\$ 41,872]    [\$ 14,211]    \$ 8,209    [\$ 224,545]    [\$ 121,600]    [\$ 38,167]

**Reserve Fund Balance**

	2014	2015	2016	2017	2018	2018 / 01
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>
	\$828,747	\$755,942	\$787,757	\$605,508	\$ 433,590	\$ 525,046

BATTLEMENT MESA SERVICE ASSOC  
 BALANCE SHEET  
 JANUARY 31, 2018

**APPROVED**  
 02/20/18

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING	209,395.66	
1-1060	ALPINE - ARCHITECTURAL ESCROW	4,249.49	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	135,410.77	
1-1151	ACCOUNTS RECEIVABLE	2,210.05	
1-1155	A/R -- TAMARISK VILLAGE	7,483.42	
1-1156	TAMARISK VILLAGE OVER/UNDER	( 10,360.40)	
1-1165	ACCOUNTS RECEIVABLE - NSF	841.64	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS	( 28,365.01)	
1-1170	A/R INCOME TAX	28.00	
1-1550	LAND	100.00	
	TOTAL ASSETS		<u>321,043.62</u>

LIABILITIES AND EQUITY

LIABILITIES

1-2059	ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060	CONSTRUCTION DEPOSITS	4,100.00	
1-2220	PREPAID ASSESSMENTS	112,356.80	
	TOTAL LIABILITIES		141,870.75

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE/EXPENDITURE - YTD	<u>153,479.77</u>	
	BALANCE - CURRENT DATE	<u>153,479.77</u>	
	TOTAL OWNER EQUITY		179,172.87
	TOTAL LIABILITIES AND EQUITY		<u>321,043.62</u>

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
JANUARY 31, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	600,000.00	
2-1030	EDWARD JONES -- MM 1	( 80,462.01)	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	5,508.47	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
	TOTAL ASSETS		<u>599,675.23</u>

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	8,100.00	
	TOTAL LIABILITIES		8,100.00

OWNER EQUITY

2-2800	ACCUMULATED EQUITY (DEFICIT)	( 164,727.80)	
2-2850	GENERAL RESERVE - REPLACEMENT	451,021.00	
2-2860	GENERAL RESERVE - CAPITAL	422,952.83	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	( 117,670.80)	
	BALANCE - CURRENT DATE	( 117,670.80)	
	TOTAL OWNER EQUITY		591,575.23
	TOTAL LIABILITIES AND EQUITY		<u>599,675.23</u>

BATTLEMENT MESA SERVICE ASSOC  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>OPERATING REVENUE</b>							
1-31-3100 COMMON ASSESSMENT	119,913.51	166,870.00	119,913.51	166,870.00	46,956.49	28.1	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	10,010.00	9,750.00	10,010.00	9,750.00	( 260.00)	( 2.7)	39,000.00
1-31-3121 TAM VILL FY OVER/UNDER	.00	.00	.00	.00	.00	.0	.00
1-31-3130 TRASH ASSESSMENT	38,112.69	37,000.00	38,112.69	37,000.00	( 1,112.69)	( 3.0)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	907.70	2,300.00	907.70	2,300.00	1,392.30	60.5	28,000.00
1-31-3520 LATE FEES	1,327.36	750.00	1,327.36	750.00	( 577.36)	( 77.0)	9,000.00
1-31-3540 GRANT REVENUE	.00	.00	.00	.00	.00	.0	.00
1-31-6500 INTEREST	2.08	2.00	2.08	2.00	( .08)	( 4.0)	20.00
1-31-6550 COMCAST FRANCHISE FEE	2,027.98	.00	2,027.98	.00	( 2,027.98)	.0	9,000.00
1-31-6600 STREET SWEEPING DONATIONS	.00	.00	.00	.00	.00	.0	.00
1-31-7000 MISCELLANEOUS REVENUES	240.00	150.00	240.00	150.00	( 90.00)	( 60.0)	2,000.00
<b>TOTAL OPERATING REVENUE</b>	<b>172,541.32</b>	<b>216,822.00</b>	<b>172,541.32</b>	<b>216,822.00</b>	<b>44,280.68</b>	<b>20.4</b>	<b>902,500.00</b>
<b>NON-OPERATING REVENUE</b>							
1-41-7140 BOOK TO MARKET ADJ - EJ	.00	.00	.00	.00	.00	.0	.00
<b>TOTAL NON-OPERATING REVENUE</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>	<b>.00</b>
<b>TOTAL FUND REVENUE</b>	<b>172,541.32</b>	<b>216,822.00</b>	<b>172,541.32</b>	<b>216,822.00</b>	<b>44,280.68</b>	<b>20.4</b>	<b>902,500.00</b>

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>OPERATING EXPENDITURES</b>							
1-50-4040	.00	.00	.00	.00	.00	.00	11,600.00
1-50-4050	.00	8,583.00	.00	8,583.00	8,583.00	100.0	103,000.00
1-50-4060	.00	583.00	.00	583.00	583.00	100.0	7,000.00
1-50-4070	.00	1,665.00	.00	1,665.00	1,665.00	100.0	20,000.00
1-50-4075	.00	8.00	.00	8.00	8.00	100.0	100.00
1-50-4080	.00	.00	.00	.00	.00	.0	.00
1-50-4090	172.19	625.00	172.19	625.00	452.81	72.5	7,500.00
1-50-4100	400.00	500.00	400.00	500.00	100.00	20.0	6,000.00
1-50-4110	.00	592.00	.00	592.00	592.00	100.0	7,100.00
1-50-4190	.00	.00	.00	.00	.00	.0	.00
1-50-4280	.00	.00	.00	.00	.00	.0	12,200.00
1-50-4281	.00	.00	.00	.00	.00	.0	2,200.00
1-50-4285	.00	.00	.00	.00	.00	.0	.00
1-50-4300	.00	2,200.00	.00	2,200.00	2,200.00	100.0	27,500.00
1-50-4310	.00	.00	.00	.00	.00	.0	.00
1-50-4350	1,000.00	1,000.00	1,000.00	1,000.00	.00	.0	1,300.00
1-50-4360	439.76	375.00	439.76	375.00	( 64.76)	( 17.3)	5,000.00
1-50-4410	144.00	200.00	144.00	200.00	56.00	28.0	2,600.00
1-50-4420	.00	84.00	.00	84.00	84.00	100.0	1,000.00
1-50-4450	.00	750.00	.00	750.00	750.00	100.0	9,000.00
1-50-4470	.00	.00	.00	.00	.00	.0	.00
1-50-4510	.00	.00	.00	.00	.00	.0	.00
1-50-4560	.00	.00	.00	.00	.00	.0	.00
1-50-4600	.00	.00	.00	.00	.00	.0	190,600.00
1-50-4601	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4604	.00	.00	.00	.00	.00	.0	500.00
1-50-4605	.00	.00	.00	.00	.00	.0	25,000.00
1-50-4606	.00	.00	.00	.00	.00	.0	7,000.00
1-50-4607	.00	.00	.00	.00	.00	.0	.00
1-50-4608	.00	.00	.00	.00	.00	.0	15,500.00
1-50-4610	.00	.00	.00	.00	.00	.0	11,000.00
1-50-4620	.00	.00	.00	.00	.00	.0	5,000.00
1-50-4630	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4640	.00	.00	.00	.00	.00	.0	1,000.00
1-50-4650	.00	625.00	.00	625.00	625.00	100.0	7,500.00
1-50-4660	.00	1,000.00	.00	1,000.00	1,000.00	100.0	14,000.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4665 UTILITY LOCATES	.00	800.00	.00	800.00		800.00	100.0	10,000.00
1-50-4670 STREET SIGN MAINTENANCE	.00	400.00	.00	400.00		400.00	100.0	5,000.00
1-50-4680 WATERFALL MAINTENANCE	.00	50.00	.00	50.00		50.00	100.0	11,000.00
1-50-4700 IRRIGATION WATER	.00	50.00	.00	50.00		50.00	100.0	110,000.00
1-50-4710 IRRIGATION WATER - TAM VILLAGE	.00	.00	.00	.00		.00	.0	19,000.00
1-50-4720 TRASH SERVICE	12,576.00	11,800.00	12,576.00	11,800.00	( 776.00)	( 776.00)	( 6.6)	142,000.00
1-50-4730 RECYCLE DUMPSTER	2,050.00	1,800.00	2,050.00	1,800.00	( 250.00)	( 250.00)	( 13.9)	22,000.00
1-50-4740 TRASH DUMPSTER	314.60	250.00	314.60	250.00	( 64.60)	( 64.60)	( 25.8)	3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	.00	2,000.00	.00	2,000.00		2,000.00	100.0	28,000.00
1-50-4760 TELEPHONE	.00	90.00	.00	90.00		90.00	100.0	1,100.00
1-50-4810 STREET SWEEPING	.00	.00	.00	.00		.00	.0	15,000.00
1-50-4820 VACANT LOT MOWING	.00	.00	.00	.00		.00	.0	.00
1-50-4830 SNOW REMOVAL	.00	.00	.00	.00		.00	.0	.00
1-50-4835 TRAILS SNOW REMOVAL	800.00	900.00	800.00	900.00		100.00	11.1	5,000.00
1-50-4840 STREET LITTER PICKUP	1,040.00	1,050.00	1,040.00	1,050.00		10.00	1.0	12,500.00
1-50-4845 TRAILS LITTER PICKUP	125.00	300.00	125.00	300.00		175.00	58.3	4,000.00
1-50-7100 OPERATING CONTINGENCY	.00	.00	.00	.00		.00	.0	.00
1-50-7400 INCOME TAX	.00	.00	.00	.00		.00	.0	1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	300.00	.00	300.00		300.00	100.0	4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	8.00		8.00	100.0	100.00
TOTAL OPERATING EXPENDITURES	19,061.55	38,588.00	19,061.55	38,588.00		19,526.45	50.6	902,500.00
NON-OPERATING EXPENDITURES								
1-91-7120 TRANSFER TO RESERVE FUND	.00	.00	.00	.00		.00	.0	.00
TOTAL NON-OPERATING EXPENDITURE	.00	.00	.00	.00		.00	.0	.00
TOTAL FUND EXPENDITURES	19,061.55	38,588.00	19,061.55	38,588.00		19,526.45	50.6	902,500.00
NET REVENUE OVER EXPENDITURES	153,479.77	178,234.00	153,479.77	178,234.00		24,754.23	13.9	.00

BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND REVENUE</u>							
2-33-3100 COMMUNITY RESERVE ASSESSMEN	.00	.00	.00	.00	.00	.0	52,540.00
2-33-3110 DEVELOPER RESERVE ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
2-33-3520 INTEREST	633.20	200.00	633.20	200.00 (	433.20)	( 216.6)	2,800.00
2-33-3530 EJ BOOK TO MARKET ADJUSTMENT 1	.00	.00	.00	.00	.00	.0	.00
2-33-3531 EJ BOOK TO MARKET ADJUSTMENT 2	.00	.00	.00	.00	.00	.0	.00
2-33-3540 GRANT REVENUE	.00	.00	.00	.00	.00	.0	.00
2-33-3900 TRANSFER FROM OPERATING FUND	.00	.00	.00	.00	.00	.0	.00
<b>TOTAL RESERVE FUND REVENUE</b>	<b>633.20</b>	<b>200.00</b>	<b>633.20</b>	<b>200.00 (</b>	<b>433.20)</b>	<b>( 216.6)</b>	<b>55,340.00</b>
<u>TOTAL FUND REVENUE</u>							
	633.20	200.00	633.20	200.00 (	433.20)	( 216.6)	55,340.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND EXPENDITURES</u>							
2-83-4610	.00	.00	.00	.00	.00	.00	60,000.00
2-83-4620	.00	.00	.00	.00	.00	.00	.00
2-83-4625	.00	.00	.00	.00	.00	.00	.00
2-83-4630	.00	.00	.00	.00	.00	.00	.00
2-83-4640	.00	.00	.00	.00	.00	.00	30,000.00
2-83-4650	.00	.00	.00	.00	.00	.00	.00
2-83-4660	.00	.00	.00	.00	.00	.00	.00
2-83-4670	.00	.00	.00	.00	.00	.00	.00
2-83-4675	.00	.00	.00	.00	.00	.00	22,000.00
2-83-4680	.00	.00	.00	.00	.00	.00	.00
2-83-4900	.00	.00	.00	.00	.00	.00	.00
2-83-4950	.00	.00	.00	.00	.00	.00	65,000.00
2-83-4960	38,800.00	.00	38,800.00	.00	( 38,800.00)	.00	.00
TOTAL RESERVE FUND EXPENDITUR	38,800.00	.00	38,800.00	.00	( 38,800.00)	.00	177,000.00
<u>TOTAL FUND EXPENDITURES</u>							
	38,800.00	.00	38,800.00	.00	( 38,800.00)	.00	177,000.00
NET REVENUE OVER EXPENDITURES	( 38,166.80)	200.00	( 38,166.80)	200.00	38,366.80	19183.4	( 121,660.00)



GL Period	Check Issue Date	Check Number	Payee	Check Amount	
01/18	01/03/2018	1085	Lush Green Landscapes	79,504.00	M
01/18	01/30/2018	1087	Battlement Mesa Maintenance	38,800.00	M
01/18	01/10/2018	7704	Lush Green Landscapes	52,620.60	V
01/18	01/04/2018	7706	Battlement Mesa Metro District	10,533.00	
01/18	01/04/2018	7707	Battlement Mesa Service Assoc	14,080.00	
01/18	01/04/2018	7708	CenturyLink	90.62	
01/18	01/04/2018	7709	Dependable Waste Services Inc	13,390.00	
01/18	01/04/2018	7710	Holy Cross Energy	2,354.12	
01/18	01/04/2018	7711	Jessica Lynn Studios	1,184.00	
01/18	01/04/2018	7712	McMahan & Associates, LLC	13,500.00	
01/18	01/04/2018	7713	UNCC	20.30	
01/18	01/04/2018	7714	Walker Electric, Inc.	2,541.50	
01/18	01/05/2018	7715	AGNC	1,000.00	
01/18	01/05/2018	7716	Kenneth G. Locker	1,165.00	
01/18	01/05/2018	7717	Waste Management - Carbondal	314.60	
01/18	01/15/2018	7718	G.V. Recreation Center	15.00	
01/18	01/15/2018	7719	Lush Green Landscapes	800.00	
01/18	01/15/2018	7720	VistaWorks	400.00	
01/18	01/16/2018	7721	G.V. Recreation Center	127.00	
01/18	01/16/2018	7722	HindmanSanchez, P.C.	1,410.70	
01/18	01/16/2018	7723	Holy Cross Energy	264.07	
01/18	01/16/2018	7724	Town of Parachute	57.95	
01/18	01/16/2018	7725	Lush Green Landscapes	32,620.60	
01/18	01/16/2018	7726	Mary L. Mohrlang	150.00	
01/18	01/29/2018	7727	CenturyLink	90.70	
01/18	01/29/2018	7728	Holy Cross Energy	2,234.94	
01/18	01/29/2018	7729	Jessica Lynn Studios	592.00	
01/18	01/29/2018	7730	Walker Electric, Inc.	1,367.30	
01/18	01/31/2018	7731	Dependable Waste Services Inc	14,626.00	
01/18	01/31/2018	7732	G V. Recreation Center	129.00	
01/18	01/31/2018	7733	Micro Plastics	22.19	
Grand Totals:				<u>180,763.99</u>	

Architectural Committee

Stone Ridge	326 Lodgepole Cr	Re-roof home	Approved	12-20-17
Tamarisk Meadows	6 Crestone Place	Install Solar	Approved	01-03-18
Saddleback Village	103 E Carson Cr	Set new house	Approved	01-03-18
Saddleback Village	12 W Carson Cr	Set new house	Approved	01-03-18
Saddleback Village	22 W Carson Cr	Set new house	Approved	01-03-18
Saddleback Village	51 W Carson Cr	Set new house	Approved	01-03-18
Saddleback Village	75 W Carson Cr	Set new house	Approved	01-03-18
Saddleback Village	28 Iron Wedge Cr	Set new house	Approved	01-03-18
Saddleback Village	12 Iron Wedge Cr	Set new house	Approved	01-03-18
Saddleback Village	116 Iron Wedge Cr	Set new house	Approved	01-03-18
Saddleback Village	26 Silver Queen Cr	Set new house	Approved	01-03-18
Saddleback Village	156 Smokey Hill Cr	Set new house	Approved	01-03-18
Saddleback Village	160 Smokey Hill Cr	Set new house	Approved	01-03-18
Saddleback Village	164 Smokey Hill Cr	Set new house	Approved	01-03-18
Saddleback Village	168 Smokey Hill Cr	Set new house	Approved	01-03-18
Saddleback Village	172 Smokey Hill Cr	Set new house	Approved	01-03-18
Saddleback Village	190 Smokey Hill Cr	Set new house	Approved	01-03-18
Saddleback Village	232 Smokey Hill Cr	Set new house	Approved	01-03-18

Covenant Violation Report/January 2018 of Total

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Monument Creek	8	11	7	3	0	0	29	44.93%
Battlement Creek	0	0	1	0	0	0	1	1.56%
The Reserve	0	1	0	0	0	0	1	1.56%
Willow Creek	1	0	1	0	0	0	1	1.56%
Tamarisk Village	6	10	6	0	0	0	22	33.33%
Tamarisk Meadows	0	1	3	0	0	0	4	6.06%
Stone Ridge	0	0	1	0	0	0	1	1.56%
Valley View	0	0	0	0	0	0	0	0.00%
Eagles Point	0	2	0	0	0	0	2	3.03%
Fairways	0	0	0	0	0	0	0	0.00%
Mesa Ridge	0	0	0	0	0	0	0	0.00%
Canyon View	4	0	1	0	0	0	5	6.41%
Total	18	25	20	3	0	0	66	
	27.27%	37.87%	30.30%	4.56%	0.00%	0.00%		

## Manager Report

Date: February 20, 2018

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

**Community Fence Improvements:** In the past month the contractor has installed drip irrigation and shrubs in the interior landscape area adjacent to the community fence recently power washed and stained along Monument Trail. In addition the contractor began the installation of weed barrier and decorative landscape rock. The project has again been delayed due to recent weather conditions.

**Street Light Poles & Fixtures Purchase:** The purchase of street light poles and fixtures from Battlement Mesa Company was completed this past month. The original approval included the purchase of 100 poles, including all light fixtures, at a price of \$400 per pole. During review BMCO representative, Eric Schmela, noted there were only 97 poles remaining in stock due to the recent replacement of poles damaged on Battlement Parkway. Therefore, the purchase price was reduced to \$38,800. In addition Mr. Schmela requested the right to buy back five of the poles, should they be needed in the future, to replace damaged poles in the commercial center parking area. The purchase of poles by BMCO from the BMSA would be at a price of \$500 each.

**Trash Service Contract:** As reported to the Board at the January meeting the contract has been signed with Dependable Waste increasing the monthly trash service fee from \$15.00 to \$16.00 per residential unit. The contract will be in place through December 31, 2018 with the contract to be reviewed during the 2019 budget process in October.

**BMSA Director John Johnson:** On January 29, 2018 director, John Johnson submitted his resignation as the delegate for Monument Creek Village. Mr. Johnson and his wife are moving to the Colorado Springs area. An election of the Monument Creek Village members is needed to fill the vacant position.

**Battlement Mesa Neighborhood Improvement Organization:** The BMNIO, Board of Directors held the organization's initial meeting this past month to establish a bank account and review prioritized community improvement projects. The Board gave consideration to the recent request by Mesa Ridge to consider adding security cages for irrigation backflow devices throughout Battlement Mesa to the list of prioritized projects. The Board declined to add the project to the project list at this time citing the lack of requests, for the security devices, by the BMSA or other sub-associations in Battlement Mesa.

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: [BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)

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John R Johnson  
Delegate, Monument Creek  
Village  
Parachute, CO 81635

Mr. Steve Rippy  
Association Director

29 Jan 2018

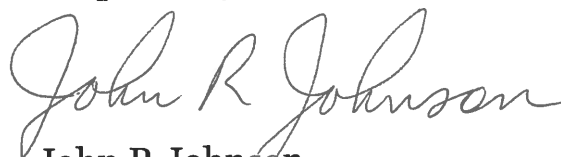
**Dear Mr. Rippy,**

It is with regret that I must tender my resignation as the Battlement Mesa Service Association delegate from Monument Creek Village. We will be moving to the Colorado Springs area on or about 14 Feb 2018, and will be putting the property that we own in Battlement Mesa up for sale in the near future.

I have enjoyed living in Battlement Mesa for the last 16 years, and admit I am a bit sad over this transition. Nonetheless, this will allow us to be very close to one of our children's family and many hours closer to the other one.

I will always speak highly of this community and I have enjoyed my time serving as a delegate.

Respectfully,



John R Johnson

Delegate, Monument Creek Village

## WORK IN PROGRESS/UNRESOLVED/PENDING ITEMS

1. August 2017-Move sprinklers and stain fences along Monument Creek Trail. **In progress**
2. December 2017-Energy Symposium
3. December 2017-Repair/replace club sign along W Battlement Parkway.



It's done.

And you did it.

Congrats on a fine job!

Turkey Trail Park looks very nice. We live across the street from it so we know a lot of time and effort went into it. You planners & work crews did great!

Norm Feck Family

January 25, 2018  
Battlement Mesa, Colorado 81635

Battlement Mesa Service Association  
Attn: Laurel Koning

Dear Laurel:

On behalf of the 2018 Winterfest Committee, I would like to thank you and your organization for your very generous support and donation of time, money, and or expertise toward the success of another Winterfest.

Weather always seems to be an issue for this event, but it is amazing how the communities and the volunteers of all ages rise to the occasion to participate and be involved in the Winterfest activities.

Please pass on our thanks to all of the members of your group, especially Ashley, for their very generous support of the Winterfest 2018.

Best Regards,



David Walck, Lindsey Chartier and Mary Lee Mohrlang  
Winterfest Committee 2018