



REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 17, 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

- March 20, 2018 Regular Meeting Minutes

APPROVAL OF FINANCIAL REPORTS

- March 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

- Foreclosure Resolution
- Set Meeting Date – Annual Meeting of Members

OLD BUSINESS

OTHER BUSINESS

UNRESOLVED/WORKING ITEMS

11:00 AM

ADJOURN

HEARINGS

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com

APPROVED

4-17-18

 **BATTLEMENT MESA**
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
March 20, 2018

Present:	Laurel Koning Bob Arrington John Shepherd John Constine Brad Hoy John Keller Al Reuter Dianna Arnett Amy Provstgaard	President, Battlement Creek Village Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Director, Mesa Ridge Townhomes Director, Valley View Village Director, The Reserve Director, First Eagle's Point Director, Tamarisk Meadows Director, Tamarisk Village
Absent Board Members:	Eric Schmela Robert Gross Bert Hyman Joel Toomey	Declarant, Battlement Mesa Partners Director, RHP Properties Director, Willow Park and Willow Ridge Apartments Director, Stone Ridge Village
Also Present:	Steve Rippy Amie Martin Sherry Loschke	Association Manager Administrative Assistant Administrative Assistant
Community Members Present:	Keith Sheppelman, Bob Cutting, Bonita Gana	

OWNERS OPEN FORUM

Bonita Gana introduced herself as a new owner of a condominium in Valley View Village. She had a question about animals running loose, particularly cats. She also had a question about which buildings have a fire sprinkler system. Director Hoy said he would get hold of Keith Lammey and get her questions answered.

Bob Cutting had a question about a tree being removed and was going to get in touch with Steve Rippy.

CALL TO ORDER

Director Koning called the meeting to order at 9:03 am.

DISCLOSURE OF CONFLICT

Brad Hoy disclosed that he owns a company that is under contract with BMSA to provide weed management services.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

Kirby Wynn, Garfield County Oil and Gas Liaison reported that he has provided recent oil and gas related information in the BMSA monthly newsletter. He reported that URSA has started completions on the D Pad. There have been no complaints reported this past month. He reported that in the newsletter there is the 24 hour phone # 303-389-1687 for any health based concerns. He also reported that the State of Colorado is still reviewing URSA's application for the A Pad.

Mr. Kirby Wynn introduced Morgan Hill, the Environmental Health Specialist III from Garfield County Public Health. Ms. Hill presented "Air Monitoring in Battlement Mesa". Attached is a copy of her presentation.

JANUARY 16, 2018 MEETING MINUTES

A motion was made by Director Constine and seconded by Director Provstgaard to approve the February 20, 2018 regular meeting minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Arrington and seconded by Director Arnett to approve the February 2018 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee-See attached written report.

Architectural Committee-See attached written report. Mr. Sheppelman reported that four new houses were under construction, one in Stone Ridge, two in the Reserve, one on Battlement Creek.

Covenant Control Committee-See attached written report.

Oil & Gas Committee- No written report.

Parks, Open Space & Trails Committee-Mr. Rippy reported that he has contacted the architectural firm that designed Turkey Trail Park to acquire a list of contractors they have previously worked with that have built picnic shelters in order to get a proposal to construct a picnic shelter at Turkey Trail Park. The picnic shelter construction was budgeted in the 2018 budget. Director Shepherd mentioned there are some benches along the trails in Battlement Mesa that are in need of some maintenance. Mr. Rippy stated that there are funds budgeted for bench maintenance and he will review the community benches to identify those benches in need of repair.

Associated Governments of Northwest Colorado- Director Provstgaard reported that at the last meeting they are re-drawing the district for voting precinct lines. They are attempting to draw the voting lines so the districts are balanced fairly. On March 21, 2018 Director Provstgaard will attend the next meeting in Palisade.

Energy Advisory Board- Director Arrington attended the morning meeting held at the Rifle CMC campus with the Northwest Colorado Oil and Gas Forum and reported that there will be a new director. Director Provstgaard attended the March 1, 2018 Energy Advisory Board meeting and the presentation by Stuart Ellsworth P.E. about "Summary of Outcomes from the Recent COGCC Flowline Rulemaking"

MANAGER REPORT

See attached written report.

Mr. Rippy also reported that the Town of Parachute will be putting utility lines across 300 Road beginning March 26, 2018 from 7:30 AM to 4:30 PM for a period of three weeks. The traffic will be reduced to one lane by the river bridge on 300 Road.

Mr. Rippy reported that William Stroop has made a formal request for mediation concerning the violations associated with the parking of his vehicle. A motion was made by Director Keller and seconded by Director Constine to agree to enter into mediation with Mr. Stroop. The motion carried unanimously.

Mr. Rippy reported that a final settlement has been reached in the trip and fall accident claim filed in 2016 related to Big Park in Saddleback Village. \$75,000 that was paid by the insurance company.

DEVELOPER REPORT

No report

NEW BUSINESS

A motion was made by Director Provstgaard and seconded by Director Reuter to approve the Resolution Voting by Mail in Lieu of a Meeting for Monument Creek Village on March 20, 2018. The motion carried unanimously.

OLD BUSINESS

President Koning requested a priority list of which Villages will be receiving the new village signs first. It was agreed to begin with Tamarisk Meadows, Tamarisk Village, Mesa Ridge, Willow Creek and RHP Properties.

OTHER BUSINESS

Motion was made by Director Constine and seconded by Director Reuter to support the Grand Valley/Parachute Kiwanis Foundation with a \$500 donation for the May 19, 2018 Golf Tournament. The motion carried unanimously.

President Koning reported that the Garfield County Commissioners have started discussion about the possible expansion of RFTA bus service from the Parachute and Battlement Mesa areas to Rifle.

UNRESOLVED/WORKING ITEMS

Director Koning reviewed the unresolved/working items report.

ADJOURNMENT

The meeting adjourned at 11:10 am.

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MARCH 31, 2018

BMSA OPERATING FUND

APPROVED
4-17-18

ASSETS

1-1010	ALPINE BANK -- CHECKING	242,939.96	
1-1060	ALPINE - ARCHITECTURAL ESCROW	11,670.07	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	86,564.31	
1-1151	ACCOUNTS RECEIVABLE	2,210.05	
1-1155	A/R -- TAMARISK VILLAGE	4,322.58	
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>310,001.20</u>

LIABILITIES AND EQUITY

LIABILITIES

1-2059	ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060	CONSTRUCTION DEPOSITS	11,700.00	
1-2220	PREPAID ASSESSMENTS	137,005.54	
	TOTAL LIABILITIES		174,119.49
	<u>OWNER EQUITY</u>		
1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>110,188.61</u>	
	BALANCE - CURRENT DATE	<u>110,188.61</u>	
	TOTAL OWNER EQUITY		135,881.71
	TOTAL LIABILITIES AND EQUITY		<u>310,001.20</u>

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MARCH 31, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	500,000.00	
2-1030	EDWARD JONES -- MM 1	(2,725.89)	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	757.94	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
		<hr/>	
	TOTAL ASSETS		572,660.82

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	16,666.17	
		<hr/>	
	TOTAL LIABILITIES		16,666.17

OWNER EQUITY

2-2800	ACCUMULATED EQUITY (DEFICIT)	(244,231.80)	
2-2850	GENERAL RESERVE - REPLACEMENT	451,021.00	
2-2860	GENERAL RESERVE - CAPITAL	422,952.83	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	(73,747.38)	
		<hr/>	
	BALANCE - CURRENT DATE	(73,747.38)	
		<hr/>	
	TOTAL OWNER EQUITY		555,994.65
	TOTAL LIABILITIES AND EQUITY		572,660.82

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MARCH 31, 2018

FUND 3

ASSETS

3-1070 ALPINE BMNIO	124,919.82	
TOTAL ASSETS		<u>124,919.82</u>

LIABILITIES AND EQUITY

OWNER EQUITY

UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>124,919.82</u>	
BALANCE - CURRENT DATE		<u>124,919.82</u>
TOTAL OWNER EQUITY		124,919.82
TOTAL LIABILITIES AND EQUITY		<u>124,919.82</u>

BATTLEMENT MESA SERVICE ASSOC
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
OPERATING REVENUE							
1-31-3100 COMMON ASSESSMENT	62,451.08	55,623.00	182,204.61	166,869.00	(15,335.61)	(9.2)	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	385.85	.00	10,393.69	9,750.00	(643.69)	(6.6)	39,000.00
1-31-3121 TAM VILL FY OVER/UNDER	.00	.00	.00	.00	.00	.0	.00
1-31-3130 TRASH ASSESSMENT	931.08	.00	39,014.75	37,000.00	(2,014.75)	(5.5)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	2,827.92	2,300.00	6,514.47	6,900.00	385.53	5.6	28,000.00
1-31-3520 LATE FEES	698.83	750.00	2,787.26	2,250.00	(537.26)	(23.9)	9,000.00
1-31-3540 GRANT REVENUE	.00	.00	.00	.00	.00	.0	.00
1-31-6500 INTEREST	2.65	2.00	6.69	5.00	(1.69)	(33.8)	20.00
1-31-6550 COMCAST FRANCHISE FEE	.00	2,000.00	2,027.98	2,000.00	(27.98)	(1.4)	9,000.00
1-31-6600 STREET SWEEPING DONATIONS	.00	.00	.00	.00	.00	.0	.00
1-31-7000 MISCELLANEOUS REVENUES	640.00	150.00	1,240.00	450.00	(790.00)	(175.6)	2,000.00
TOTAL OPERATING REVENUE	67,937.41	60,825.00	244,189.45	225,224.00	(18,965.45)	(8.4)	902,500.00
NON-OPERATING REVENUE							
1-41-7140 BOOK TO MARKET ADJ -- EJ	.00	.00	.00	.00	.00	.0	.00
TOTAL NON-OPERATING REVENUE	.00	.00	.00	.00	.00	.0	.00
TOTAL FUND REVENUE	67,937.41	60,825.00	244,189.45	225,224.00	(18,965.45)	(8.4)	902,500.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>OPERATING EXPENDITURES</u>								
1-50-4040	.00	.00	.00	.00	.00	.00	.00	11,600.00
1-50-4050	8,583.00	8,583.00	17,166.00	25,749.00	8,583.00	8,583.00	33.3	103,000.00
1-50-4060	583.00	583.00	1,166.00	1,749.00	583.00	583.00	33.3	7,000.00
1-50-4070	1,665.00	1,665.00	3,330.00	4,995.00	1,665.00	1,665.00	33.3	20,000.00
1-50-4075	180.00	8.00	180.00	24.00	(156.00)	(156.00)	650.0)	100.00
1-50-4080	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4090	848.01	625.00	1,230.20	1,875.00	644.80	644.80	34.4	7,500.00
1-50-4100	520.00	500.00	1,320.00	1,500.00	180.00	180.00	12.0	6,000.00
1-50-4110	.00	592.00	592.00	1,776.00	1,184.00	1,184.00	66.7	7,100.00
1-50-4190	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4280	.00	.00	.00	.00	.00	.00	.0	12,200.00
1-50-4281	.00	.00	.00	.00	.00	.00	.0	2,200.00
1-50-4285	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4300	2,024.85	2,300.00	5,814.70	6,800.00	985.30	985.30	14.5	27,500.00
1-50-4310	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4350	.00	100.00	1,000.00	1,100.00	100.00	100.00	9.1	1,300.00
1-50-4360	179.09	400.00	1,061.20	1,150.00	88.80	88.80	7.7	5,000.00
1-50-4410	129.00	200.00	273.00	600.00	327.00	327.00	54.5	2,600.00
1-50-4420	63.22	83.00	63.22	251.00	187.78	187.78	74.8	1,000.00
1-50-4450	183.74	750.00	1,194.15	2,250.00	1,055.85	1,055.85	46.9	9,000.00
1-50-4470	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4510	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4560	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4600	.00	.00	.00	.00	.00	.00	.0	190,600.00
1-50-4601	.00	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4604	.00	.00	.00	.00	.00	.00	.0	500.00
1-50-4605	.00	.00	.00	.00	.00	.00	.0	25,000.00
1-50-4606	.00	.00	4,000.00	.00	(4,000.00)	(4,000.00)	.0	7,000.00
1-50-4607	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4608	.00	.00	.00	.00	.00	.00	.0	15,500.00
1-50-4610	257.40	.00	639.85	.00	(639.85)	(639.85)	.0	11,000.00
1-50-4620	183.19	.00	366.38	.00	(366.38)	(366.38)	.0	5,000.00
1-50-4630	.00	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4640	.00	.00	.00	.00	.00	.00	.0	1,000.00
1-50-4650	480.33	625.00	480.33	1,875.00	1,394.67	1,394.67	74.4	7,500.00
1-50-4660	.00	1,200.00	1,260.00	3,400.00	2,140.00	2,140.00	62.9	14,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4665 UTILITY LOCATES	11.60	800.00	39.15	2,400.00	2,360.85	98.4	10,000.00
1-50-4670 STREET SIGN MAINTENANCE	555.45	400.00	668.13	1,200.00	531.87	44.3	5,000.00
1-50-4680 WATERFALL MAINTENANCE	20.35	50.00	40.70	150.00	109.30	72.9	11,000.00
1-50-4700 IRRIGATION WATER	57.95	50.00	115.90	150.00	34.10	22.7	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	37,728.00	35,400.00	(2,328.00)	(6.6)	142,000.00
1-50-4730 RECYCLE DUMPSTER	1,800.00	1,800.00	5,450.00	5,400.00	(50.00)	(.9)	22,000.00
1-50-4740 TRASH DUMPSTER	316.65	250.00	949.04	750.00	(199.04)	(26.5)	3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	2,247.47	2,000.00	4,495.02	6,000.00	1,504.98	25.1	28,000.00
1-50-4760 TELEPHONE	91.07	90.00	182.15	270.00	87.85	32.5	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	800.00	2,400.00	2,500.00	100.00	4.0	5,000.00
1-50-4840 STREET LITTER PICKUP	1,040.00	1,040.00	3,120.00	3,130.00	10.00	.3	12,500.00
1-50-4845 TRAILS LITTER PICKUP	125.00	300.00	745.40	900.00	154.60	17.2	4,000.00
1-50-7100 OPERATING CONTINGENCY	.00	.00	.00	.00	.00	.0	.00
1-50-7400 INCOME TAX	.00	400.00	.00	400.00	400.00	100.0	1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	300.00	.00	900.00	900.00	100.0	4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	24.00	24.00	100.0	100.00
TOTAL OPERATING EXPENDITURES	35,521.37	38,302.00	97,070.52	114,668.00	17,597.48	15.4	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	35,521.37	38,302.00	97,070.52	114,668.00	17,597.48	15.4	902,500.00
NET REVENUE OVER EXPENDITURES	32,416.04	22,523.00	147,118.93	110,556.00	(36,562.93)	(33.1)	.00

BATTLEMENT MESA SERVICE ASSOC
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 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	13,135.00	.00	13,135.00	13,135.00	100.0	52,540.00
2-33-3110 DEVELOPER RESERVE ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
2-33-3520 INTEREST	757.94	200.00	1,396.50	600.00	(796.50)	(132.8)	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
TOTAL RESERVE FUND REVENUE	757.94	13,335.00	1,396.50	13,735.00	12,338.50	89.8	55,340.00
TOTAL FUND REVENUE	757.94	13,335.00	1,396.50	13,735.00	12,338.50	89.8	55,340.00

BATTLEMENT MESA SERVICE ASSOC
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND EXPENDITURES</u>								
2-83-4610	.00	.00	.00	.00	.00	.00	.0	60,000.00
2-83-4620	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4625	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4630	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4640	34,166.00	30,000.00	34,166.00	30,000.00	(4,166.00)	(4,166.00)	13.9	30,000.00
2-83-4650	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4660	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4670	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4675	.00	.00	.00	.00	.00	.00	.0	22,000.00
2-83-4680	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4900	.00	.00	.00	.00	.00	.00	.0	.00
2-83-4950	2,177.88	6,500.00	2,177.88	13,000.00	10,822.12	10,822.12	83.3	65,000.00
2-83-4960	.00	.00	38,800.00	.00	(38,800.00)	(38,800.00)	.0	.00
TOTAL RESERVE FUND EXPENDITUR	36,343.88	36,500.00	75,143.88	43,000.00	(32,143.88)	(32,143.88)	(74.8)	177,000.00
TOTAL FUND EXPENDITURES	36,343.88	36,500.00	75,143.88	43,000.00	(32,143.88)	(32,143.88)	(74.8)	177,000.00
NET REVENUE OVER EXPENDITURES	(35,585.94)	(23,165.00)	(73,747.36)	(29,265.00)	44,482.38	44,482.38	152.0	(121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
03/18	03/01/2018	101	Battlement Mesa Metro District	82.48	M
03/18	03/28/2018	115	Keith Sheppelman	180.00	M
03/18	03/28/2018	1089	Lush Green Landscapes	34,166.00	M
03/18	03/28/2018	1090	Carlson Memorials	2,177.88	M
03/18	03/13/2018	7755	Association Online	120.00	
03/18	03/13/2018	7756	Battlement Mesa Metro District	11,014.74	
03/18	03/13/2018	7757	G.V. Recreation Center	129.00	
03/18	03/13/2018	7758	HindmanSanchez, P.C.	2,024.85	
03/18	03/13/2018	7759	Holy Cross Energy	523.16	
03/18	03/13/2018	7760	Kenneth G. Locker	1,165.00	
03/18	03/13/2018	7761	Kiwi Signs, Inc.	258.00	
03/18	03/13/2018	7762	Lush Green Landscapes	800.00	
03/18	03/13/2018	7763	Micro Plastics	48.01	
03/18	03/13/2018	7764	Town of Parachute	57.95	
03/18	03/13/2018	7765	UNCC	11.60	
03/18	03/13/2018	7766	VistaWorks	400.00	
03/18	03/13/2018	7767	Waste Management - Carbondal	316.65	
03/18	03/27/2018	7768	Amy Provstgaard	63.22	
03/18	03/27/2018	7769	CenturyLink	91.07	
03/18	03/27/2018	7770	Dependable Waste Services Inc	14,376.00	
03/18	03/27/2018	7771	G.V./Parachute Kiwanis Foundati	500.00	
03/18	03/27/2018	7772	Holy Cross Energy	2,236.70	
03/18	03/27/2018	7773	Kiwi Signs, Inc.	246.00	
03/18	03/27/2018	7774	Para/BM Park & Rec District	300.00	
03/18	03/27/2018	7775	Valley Lumber Company	480.33	
Grand Totals:				<u>71,768.64</u>	

Architectural Committee- March 2018

Reserve	2 Meadow Creek	Install Privacy Fence	Approved	03-07-18
Battlement Creek	229 Boulder Ridge	Paint House	Approved	03-07-18
Battlement Creek	256 Battlement Cr Tr	Paint House	Approved	03-07-18
Battlement Creek	88 Boulder Ridge D	Build New Home	Approved	03-07-18
Monument Creek	15 Pinyon Pl	Replace siding	Approved	03-21-18
Monument Creek	384 Ponderosa	6 ft fence	Approved	03-21-18
Monument Creek	25 Dogwood Ln	Pant house	Approved	03-21-18
Reserve	2 Meadow Creek	Plant trees	Approved	03-21-18
Stone Ridge	38 Snowberry	Landscaping	Approved	03-21-18
Tamarisk Village	13 Queen City	6 ft fence	Approved	03-21-18
Tamarisk Village	164 E Tamarack	Pergola in yard	Approved	03-21-18

Manager Report

Date: April 17, 2018

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

Monument Creek Village Delegate Election: A letter requesting candidates for the vacant Monument Creek Village delegate position was mailed to all Monument Creek property owners on April 11th. Interested candidates have until May 4, 2018 to submit their request to have their name appear on the ballot. Once our office has confirmed applicants a ballot will be mailed to all owners in the village.

Monument Creek - Fence Staining Project: The contractor has started the 2nd phase of the fence staining project in Monument Creek Village. The fences that are part of this phase include the fencing along the Monument Creek common area adjacent to Monument Trail. Power-washing of the fences was started April 4th and is nearing completion. At the completion of the power-washing the fences will be stained and then modification of the irrigation system and installation of weed barrier and decorative stone will begin.

Street Sweeping: The first sweeping of the residential streets has been completed. The four-lane county streets, which are being swept under contract with the county, are only partially complete at this time due to a mechanical problem with the street sweeper. The sweeper is currently being repaired in Grand Junction. The sweeper should be back in service to complete the County streets and begin the second sweeping of the residential streets in approximately one week.

2017 Annual Report to Members: Director, Laurel Koning and I completed the submittal work for the 2017 annual report and provided it to the graphic designer for page layout. The designer has finalized the layout and printing of the report should be completed in the next couple of weeks.

Village Signs: The stones for the new village signs were ordered the week of April 2nd. The signs will be purchased by the Battlement Mesa Neighborhood Improvement Organization. A total of 10 signs were ordered for the following villages; Battlement Creek (2), Willow Creek (2), Tamarisk Village, Tamarisk Meadows, Saddleback Village, Saddleback Creek, Saddleback RV and Mesa Ridge. Signs were not ordered for Valley View and the Willow Park and Willow Ridge Apartments at this time as confirmation and coordination is still needed with the two communities.

Golf Course Flags: For several months we have had a difficult time scheduling the contractor to replace the solar lights that illuminate the flags on the Golf Course. In combining our efforts with Golf Course Grounds Manager, Doug Choate, the contractor has now evaluated the existing lights and ordered new replacement solar lights.

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com

WORK IN PROGRESS/UNRESOLVED/PENDING ITEMS

1. August 2017-Move sprinklers and stain fences along Monument Creek Trail. **In progress**
2. December 2017-Repair/replace club sign along W Battlement Parkway.
3. Landscape Improvements around Monument signage.
4. Flagpoles Status (Lighting Repairs)



NOTICE OF RESOLUTIONS

Notice is hereby given that the Board of Directors of the Battlement Mesa Service Association, of the County of Garfield, State of Colorado will consider the adoption of a Foreclosure Resolution on the below-listed date and time at the Grand Valley Recreation Center, 398 Arroyo Drive, Battlement Mesa, Colorado.

Tuesday, April 17, 2018 at 9:00 a.m.

This meeting is open to the public.

By Order of the Board of Directors
Battlement Mesa Service Association
John Shepherd, Secretary

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com



**FORECLOSURE RESOLUTION
OF THE
BATTLEMENT MESA SERVICE ASSOCIATION**

WHEREAS, the Owner of Unit 12 East Tamarack Circle, Battlement Mesa, CO is currently delinquent in payment of assessments in the amount of \$4,792.28, which amount includes, late fees, penalties, interest, fines and attorney fees; and

WHEREAS, the Association, on December 11, 2017 did notify such owner of the delinquent assessments and did offer the Owner a payment plan of at least 6 months for the repayment of the delinquent assessments; and

WHEREAS, the Owner did, on January 1, 2018 default in the terms and conditions of the payment plan, or conversely, failed to enter into a payment plan with the Association;

And WHEREAS, the current delinquent amount is equal to or exceeds six months of common expenses assessments allocated to the Owner's Unit pursuant to the Association's annual budget; and

NOW, THEREFORE, BE IT RESOLVED, by a vote of _____ FOR and _____ AGAINST the Board of Directors, pursuant to the Association's collection policy and in accordance with the Colorado Common Interest Ownership Act, does hereby approve the commencement of a foreclosure action on Unit 12 East Tamarack Circle, Battlement Mesa, CO, Battlement Mesa Service Association, to be commenced as soon as practical.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on April 17, 2018 and in witness thereof, the undersigned has subscribed his/her name.

BATTLEMENT MESA SERVICE ASSOCIATION

By: _____
Its: President

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com