



REGULAR MEETING OF THE BOARD OF DIRECTORS  
May 15, 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

- April 17, 2018 Regular Meeting Minutes

APPROVAL OF FINANCIAL REPORTS

- April 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

DECLARANT REPORT

NEW BUSINESS

UNRESOLVED/WORKING ITEMS

OLD BUSINESS

OTHER BUSINESS

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**  
5-15-18

 **BATTLEMENT MESA**  
**Service Association**

**BATTLEMENT MESA SERVICE ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
April 17, 2018

**Present:**

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

**Absent Board Members:**

Brad Hoy	Director, Valley View Village
Eric Schmela	Declarant, Battlement Mesa Partners
John Keller	Director, The Reserve
Bert Hyman	Director, Willow Park and Willow Ridge Apartments

**Also Present:**

Steve Rippy	Association Manager
Amie Martin	Administrative Assistant
Sherry Loschke	Administrative Assistant

**Community Members Present:** Chuck Hall and Dale Johnson

**OWNERS OPEN FORUM**

Chuck Hall requested permission from the Board to place the Kiwanis advertising sign at the waterfall for the Kiwanis Annual Golf Tournament. The tournament date is May 19, 2018.

**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. Mr. Kirby Wynn is preparing for the Sixth Annual Energy & Environment Symposium at Grand River Hospital in Rifle, Colorado on April 18<sup>th</sup> and 19<sup>th</sup>, 2018.

**March 20, 2018 MEETING MINUTES**

A motion was made by Director Constine and seconded by Director Toomey to approve the March 20, 2018 regular meeting minutes as corrected. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Arrington and seconded by Director Provstgaard to approve the March 2018 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 report.

**Oil & Gas Committee**- No written report. Chuck Hall reported that in Phase 1 the B Pad has been completed. In Phase 2 the F, L, and A pads have been approved. On the BMC A Pad Ursa is relocating the tanks and equipment from the east side of the Pad to the west side to achieve a 500' separation from neighboring residents. The 500' separation may eliminate the requirement of signed waivers by those homeowners.

**Parks, Open Space & Trails Committee**-Mr. Rippy reported that he is gathering prices for the picnic shelter to be built in Turkey Trail Park. The prices for the shelter materials, as priced through a shelter company, indicate a range of \$15,000 to \$19,000 for sizes of 16'x16' and 16'x20'. Mr. Rippy will continue to research costs associated with installing the new shelter and report back to the Board. There was discussion about the trails in Battlement and the general consensus was; that if there were more dog bag dispensers installed on the trails people walking their dogs would be more inclined to use the bags to pick up the dog droppings rather than leave the waste on the ground.

President Koning shared the Thank You note from Mary Lee Morlang with the Parachute/Battlement Mesa Trails Group thanking the BMSA Board for the \$300.00 donation for the Battle On the Mesa Event being held on April 28, 2018.

**Associated Governments of Northwest Colorado**- Director Provstgaard reported that she attended the March 21, 2018 meeting held in Palisade, Colorado. While at the meeting she learned that the Dinosaur Welcome Center would like to put some flyers advertising Battlement Mesa area in the Welcome Center. President Koning was going to gather the flyers and deliver them to Director Provstgaard.

Director Provstgaard explained that Garfield County is being reimbursed for the Anvil Points cleanup project.

Director Provstgaard reported that Pro Star Geo Corp is developing location mapping for the Western Slope area.

**Energy Advisory Board**- Director Provstgaard and Director Arrington will be attending the Sixth Annual Energy & Environment Symposium on April 18<sup>th</sup> and 19<sup>th</sup>, 2018 at Grand River Hospital in Rifle, Colorado.

### MANAGER REPORT

See attached written report.

Mr. Rippy reported that letters have been mailed out announcing the opening of a Delegate for Monument Creek Village and as of today no one has shown interest in running for the Delegate's seat for Monument Creek Village.

Mr. Rippy is in the process of getting bids from different companies to get a split rail fence installed along Stone Quarry Road on the property Battlement Mesa Service Association owns.

#### **DEVELOPER REPORT**

No report

#### **NEW BUSINESS**

A motion was made by Director Arrington and seconded by Director Constine to approve the Foreclosure Resolution of the Battlement Mesa Service Association. The motion carried unanimously.

#### **OLD BUSINESS**

#### **OTHER BUSINESS**

A meeting date for the Annual Battlement Mesa Service Association meeting was set for May 10<sup>th</sup>, 2018 at 6:00 PM, beginning with the box lunch and 6:30 PM for the meeting. President Koning mentioned that the Directors are expected to help with the meeting and clean up afterwards. President Koning said that there are usually 80 to 100 people and it is a positive meeting making residents aware of the projects the Battlement Mesa Service Association has completed over the past year. The Battlement Mesa Service Association office will be sending out post cards to every resident that receives a water bill to inform them of the May 10<sup>th</sup>, 2018 Annual Meeting and notice will also be put up on the electronic signs and a notice at Clark's Market.

Mr. Rippe reported that the selection of a mediator to conduct the mediation between William Stroop and the BMSA has not been completed as the mediator recently withdrew. Mr. Stroop has requested a delay in the timeframe to reschedule the mediation as he will be traveling for approximately a month.

President Koning will be attending the April 26, 2018 Mayors meeting for Garfield County.

President Koning reported that on May 1 there will be a meeting at the Library in Parachute on the possible expansion of RFTA bus service from the Parachute and Battlement Mesa areas to Rifle.

Permission was granted to the Kiwanis to put their sign up for the golf tournament by the waterfall.

Director Shepherd mentioned that Saturday, April 21, 2018 the Kiwanis will be celebrating their 25<sup>th</sup> Anniversary from 11:00 AM to 4:00 PM. He mentioned on April 24, 2018, at 8:00 AM there will be a presentation to the Kiwanis in regards to the new 2018 Income Tax Laws. After that presentation the Kiwanis will have a tour of John Lyon's hemp operation.

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

Director Koning reviewed the unresolved/working items report. It was noted that # 2 on the list "December 2017-Repair/replace club sign along W Battlement Parkway will be more long term.

*Movies Under The Stars* will be offered this summer again at the Recreation Center. Laurel Koning requested that the Battlement Mesa Service Association be one of the sponsors for *Movies Under The Stars*. Director Arrington made the motion to donate \$600.00 to the sponsorship of this event Director Reuter seconded. The motion carried unanimously.

#### **ADJOURNMENT**

The meeting adjourned at 10:30 AM.

**APPROVED**

5-15-18

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
APRIL 30, 2018

BMSA OPERATING FUND

ASSETS

1-1010 ALPINE BANK -- CHECKING	309,471.93	
1-1060 ALPINE - ARCHITECTURAL ESCROW	14,990.60	
1-1080 PETTY CASH	50.00	
1-1150 ACCOUNTS RECEIVABLE - ASSESS	99,545.40	
1-1151 ACCOUNTS RECEIVABLE	2,210.05	
1-1155 A/R -- TAMARISK VILLAGE	5,731.21	
1-1156 TAMARISK VILLAGE OVER/UNDER	( 10,360.40)	
1-1165 ACCOUNTS RECEIVABLE - NSF	961.89	
1-1166 ALLOWANCE FOR DOUBTFUL ACCTS	8,565.31	
1-1170 A/R INCOME TAX	28.00	
1-1550 LAND	100.00	
	<hr/>	
TOTAL ASSETS		431,293.99

LIABILITIES AND EQUITY

LIABILITIES

1-2059 ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060 CONSTRUCTION DEPOSITS	15,200.00	
1-2220 PREPAID ASSESSMENTS	98,980.74	
	<hr/>	
TOTAL LIABILITIES		139,594.69

OWNER EQUITY

1-2800 ACCUMULATED EQUITY (DEFICIT)	25,693.10	
UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<hr/> 266,006.20	
BALANCE - CURRENT DATE	<hr/> 266,006.20	
TOTAL OWNER EQUITY		291,699.30
TOTAL LIABILITIES AND EQUITY		431,293.99

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
APRIL 30, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	500,000.00	
2-1030	EDWARD JONES -- MM 1	17,259.47	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	( 294.54)	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
	TOTAL ASSETS		<u>591,593.70</u>

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	22,180.00	
	TOTAL LIABILITIES		22,180.00

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	( 60,328.33)	
	BALANCE - CURRENT DATE	( 60,328.33)	
	TOTAL OWNER EQUITY		569,413.70
	TOTAL LIABILITIES AND EQUITY		<u>591,593.70</u>

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
APRIL 30, 2018

FUND 3

<u>ASSETS</u>			
3-1070	ALPINE BMNIO	124,920.85	
	TOTAL ASSETS		124,920.85
<u>LIABILITIES AND EQUITY</u>			
<u>OWNER EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	124,920.85	
	BALANCE - CURRENT DATE	124,920.85	
	TOTAL OWNER EQUITY		124,920.85
	TOTAL LIABILITIES AND EQUITY		124,920.85

BATTLEMENT MESA SERVICE ASSOC  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 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	105,654.53	55,623.00	287,859.14	222,492.00	( 65,367.14)	( 29.4)	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	9,677.82	9,750.00	20,071.51	19,500.00	( 571.51)	( 2.9)	39,000.00
1-31-3121 TAM VILL FY OVER/UNDER	.00	.00	.00	.00	.00	.0	.00
1-31-3130 TRASH ASSESSMENT	37,492.91	37,000.00	76,507.66	74,000.00	( 2,507.66)	( 3.4)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	3,431.85	2,300.00	9,946.32	9,200.00	( 746.32)	( 8.1)	28,000.00
1-31-3520 LATE FEES	1,020.81	750.00	3,808.07	3,000.00	( 808.07)	( 26.9)	9,000.00
1-31-3540 GRANT REVENUE	.00	.00	.00	.00	.00	.0	.00
1-31-6500 INTEREST	3.04	1.00	9.73	6.00	( 3.73)	( 62.2)	20.00
1-31-6550 COMCAST FRANCHISE FEE	1,877.14	.00	3,905.12	2,000.00	( 1,905.12)	( 95.3)	9,000.00
1-31-6600 STREET SWEEPING DONATIONS	.00	.00	.00	.00	.00	.0	.00
1-31-7000 MISCELLANEOUS REVENUES	520.00	150.00	1,760.00	600.00	( 1,160.00)	( 193.3)	2,000.00
<b>TOTAL OPERATING REVENUE</b>	<b>159,678.10</b>	<b>105,574.00</b>	<b>403,867.55</b>	<b>330,798.00</b>	<b>( 73,069.55)</b>	<b>( 22.1)</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>159,678.10</b>	<b>105,574.00</b>	<b>403,867.55</b>	<b>330,798.00</b>	<b>( 73,069.55)</b>	<b>( 22.1)</b>	<b>902,500.00</b>



BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
OPERATING EXPENDITURES							
1-50-4040	.00	.00	.00	.00	.00	.00	11,600.00
1-50-4050	8,583.00	8,583.00	25,749.00	34,332.00	8,583.00	25.0	103,000.00
1-50-4060	583.00	583.00	1,749.00	2,332.00	583.00	25.0	7,000.00
1-50-4070	1,665.00	1,665.00	4,995.00	6,660.00	1,665.00	25.0	20,000.00
1-50-4075	180.00	8.00	360.00	32.00	328.00	( 1025.0)	100.00
1-50-4080	.00	.00	.00	.00	.00	.0	.00
1-50-4090	600.00	625.00	1,830.20	2,500.00	669.80	26.8	7,500.00
1-50-4100	400.00	500.00	1,720.00	2,000.00	280.00	14.0	6,000.00
1-50-4110	592.00	592.00	1,184.00	2,368.00	1,184.00	50.0	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	3,229.58	2,300.00	9,044.28	9,100.00	55.72	.6	27,500.00
1-50-4310	.00	.00	.00	.00	.00	.0	.00
1-50-4350	.00	100.00	1,000.00	1,200.00	200.00	16.7	1,300.00
1-50-4360	166.05	500.00	1,227.25	1,650.00	422.75	25.6	5,000.00
1-50-4410	149.50	200.00	422.50	800.00	377.50	47.2	2,600.00
1-50-4420	253.38	83.00	316.60	334.00	17.40	5.2	1,000.00
1-50-4450	281.63	750.00	1,475.78	3,000.00	1,524.22	50.8	9,000.00
1-50-4470	.00	.00	.00	.00	.00	.0	.00
1-50-4510	867.53	.00	867.53	.00	867.53	.0	.00
1-50-4560	.00	.00	.00	.00	.00	.0	.00
1-50-4600	.00	27,230.00	.00	27,230.00	27,230.00	100.0	190,600.00
1-50-4601	.00	625.00	.00	625.00	625.00	100.0	4,500.00
1-50-4604	.00	.00	.00	.00	.00	.0	500.00
1-50-4605	60.00	3,500.00	60.00	3,500.00	3,440.00	98.3	25,000.00
1-50-4606	.00	.00	4,000.00	.00	4,000.00	.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	257.34	350.00	897.19	350.00	547.19	( 156.3)	11,000.00
1-50-4620	183.18	500.00	549.56	500.00	49.56	( 9.9)	5,000.00
1-50-4630	.00	550.00	.00	550.00	550.00	100.0	4,500.00
1-50-4640	.00	200.00	.00	200.00	200.00	100.0	1,000.00
1-50-4650	475.81	625.00	956.14	2,500.00	1,543.86	61.8	7,500.00
1-50-4660	65.00	1,200.00	1,325.00	4,600.00	3,275.00	71.2	14,000.00

BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 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	2,234.25	800.00	2,273.40	3,200.00	926.60	29.0	10,000.00	
1-50-4670 STREET SIGN MAINTENANCE	198.58	400.00	866.71	1,600.00	733.29	45.8	5,000.00	
1-50-4680 WATERFALL MAINTENANCE	20.35	750.00	61.05	900.00	838.95	93.2	11,000.00	
1-50-4700 IRRIGATION WATER	57.95	50.00	173.85	200.00	26.15	13.1	110,000.00	
1-50-4710 IRRIGATION WATER - TAM VILLAGE	.00	1,000.00	.00	1,000.00	1,000.00	100.0	19,000.00	
1-50-4720 TRASH SERVICE	12,576.00	11,800.00	50,304.00	47,200.00	( 3,104.00)	( 6.6)	142,000.00	
1-50-4730 RECYCLE DUMPSTER	1,800.00	1,800.00	7,250.00	7,200.00	( 50.00)	( .7)	22,000.00	
1-50-4740 TRASH DUMPSTER	316.65	250.00	1,265.69	1,000.00	( 265.69)	( 26.6)	3,000.00	
1-50-4750 STREET LIGHT ELECTRICITY	2,239.09	2,000.00	6,734.11	8,000.00	1,265.89	15.8	28,000.00	
1-50-4760 TELEPHONE	90.96	90.00	273.11	360.00	86.89	24.1	1,100.00	
1-50-4810 STREET SWEEPING	.00	7,500.00	.00	7,500.00	7,500.00	100.0	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	.00	.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	4,160.00	4,170.00	10.00	.2	12,500.00	
1-50-4845 TRAILS LITTER PICKUP	125.00	300.00	870.40	1,200.00	329.60	27.5	4,000.00	
1-50-7100 OPERATING CONTINGENCY	.00	.00	.00	.00	.00	.0	.00	
1-50-7400 INCOME TAX	1,500.00	.00	1,500.00	400.00	( 1,100.00)	( 275.0)	1,600.00	
1-50-7500 BAD DEBTS - WRITE OFF	.00	300.00	.00	1,200.00	1,200.00	100.0	4,000.00	
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	32.00	32.00	100.0	100.00	
TOTAL OPERATING EXPENDITURES	40,790.83	79,357.00	137,861.35	194,025.00	56,163.65	29.0	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	40,790.83	79,357.00	137,861.35	194,025.00	56,163.65	29.0	902,500.00	
NET REVENUE OVER EXPENDITURES	118,887.27	26,217.00	266,006.20	136,773.00	( 129,233.20)	( 94.5)	.00	

BATTLEMENT MESA SERVICE ASSOC  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND REVENUE</u>								
2-33-3100	13,135.00	.00	13,135.00	13,135.00	.00	.00	.0	52,540.00
2-33-3110	.00	.00	.00	.00	.00	.00	.0	.00
2-33-3520	284.05	200.00	1,680.55	800.00	( 880.55)	( 110.1)		2,800.00
2-33-3530	.00	.00	.00	.00	.00	.00	.0	.00
2-33-3531	.00	.00	.00	.00	.00	.00	.0	.00
2-33-3540	.00	.00	.00	.00	.00	.00	.0	.00
2-33-3900	.00	.00	.00	.00	.00	.00	.0	.00
TOTAL RESERVE FUND REVENUE	13,419.05	200.00	14,815.55	13,935.00	( 880.55)	( 6.3)		55,340.00
TOTAL FUND REVENUE	13,419.05	200.00	14,815.55	13,935.00	( 880.55)	( 6.3)		55,340.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 4 MONTHS ENDING APRIL 30, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE FUND EXPENDITURES</b>								
2-83-4610	.00	8,500.00	.00	8,500.00	8,500.00	100.0		60,000.00
2-83-4620	.00	.00	.00	.00	.00	.0		.00
2-83-4625	.00	.00	.00	.00	.00	.0		.00
2-83-4630	.00	.00	.00	.00	.00	.0		.00
2-83-4640	.00	.00	34,166.00	30,000.00	( 4,166.00)	( 13.9)		30,000.00
2-83-4650	.00	.00	.00	.00	.00	.0		.00
2-83-4660	.00	.00	.00	.00	.00	.0		.00
2-83-4670	.00	.00	.00	.00	.00	.0		.00
2-83-4675	.00	3,500.00	.00	3,500.00	3,500.00	100.0		22,000.00
2-83-4680	.00	.00	.00	.00	.00	.0		.00
2-83-4900	.00	.00	.00	.00	.00	.0		.00
2-83-4950	.00	6,500.00	2,177.88	19,500.00	17,322.12	88.8		65,000.00
2-83-4960	.00	.00	38,800.00	.00	( 38,800.00)	.0		.00
<b>TOTAL RESERVE FUND EXPENDITUR</b>	<b>.00</b>	<b>18,500.00</b>	<b>75,143.88</b>	<b>61,500.00</b>	<b>( 13,643.88)</b>	<b>( 22.2)</b>		<b>177,000.00</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>.00</b>	<b>18,500.00</b>	<b>75,143.88</b>	<b>61,500.00</b>	<b>( 13,643.88)</b>	<b>( 22.2)</b>		<b>177,000.00</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>13,419.05</b>	<b>( 18,300.00)</b>	<b>( 60,328.33)</b>	<b>( 47,565.00)</b>	<b>12,763.33</b>	<b>26.8</b>		<b>( 121,660.00)</b>

Covenant Violation Report/April 2018

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Monument Creek	1	2	6	0	0	9	18	27.27%
Battlement Creek	0	2	2	0	0	0	4	6.06%
The Reserve	0	0	0	0	0	0	0	0.00%
Willow Creek	1	0	1	0	0	1	3	4.55%
Tamarisk Village	3	4	4	1	0	3	15	22.73%
Tamarisk Meadows	1	6	2	0	0	0	9	13.63%
Stone Ridge	0	1	1	0	0	1	3	4.56%
Valley View	0	0	2	1	0	1	4	6.06%
Eagles Point	0	0	0	0	0	5	5	7.57%
Fairways	0	0	0	0	0	0	0	0.00%
Mesa Ridge	0	1	0	0	0	0	1	1.51%
Canyon View	0	1	2	1	0	0	4	6.06%
Total	6	17	20	3	0	20	66	
	9.09%	25.76%	30.30%	4.55%	0.00%	30.30%		

Architectural Committee- April 2018

Battlement Creek	256 Battlement Cr Tr	Pergolas	Approved	04-04-18
Monument Creek	47 Willowview Wy	Build New Home	Approved	04-04-18
Tamarisk Meadows	36 Pinnacle Pl	Re-roof	Approved	04-04-18
Monument Creek	11 Spruce Ct	Paint house and fence	Approved	04-04-18
Tamarisk Meadows	47 Black Sulphur	Paint Shed	Approved	04-04-18
Tamarisk Village	170 Queen City	6' fence	Approved	04-04-18
Stone Ridge	38 Snowberry	Landscape	Approved	04-04-18
Monument Creek	46 Lupine Ln	Move Fence	Approved	04-04-18
Monument Creek	42 Cottonwood	Re-roof	Approved	04-04-18
Tamarisk Meadows	256 Mineral Spgs	Build shed	Approved	04-04-18
Monument Creek	11 Spruce Ct	Build play fort	Approved	04-18-18
Monument Creek	93 Columbine	Paint house/shed	Approved	04-18-18
Valley View	282 Cliff View	6' fence	Approved	04-18-18
Monument Creek	23 Lupine	Dog kennel	Approved	04-18-18



## Manager Report

Date: May 15, 2018  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippey, Association Manager

**Street Sweeping:** The second sweeping of the residential streets was completed by the BMMD last Thursday, May 10<sup>th</sup>. Hand cleaning of some specific difficult areas on the County streets is currently being completed.

**Right-Of-Way Mowing:** The first mowing of the right-of-ways was started April 30<sup>th</sup> and the mowing portion was completed May 7<sup>th</sup>. The contractor is in the process of completing the trimming the right-of-ways with weed eaters. Mowing of the open spaces is scheduled to begin at the completion of the right-of-ways.

**Waterfall Start-Up:** The water basins at the waterfall were thoroughly cleaned this past week to remove debris that could potentially clog the pumps. The waterfall was scheduled to be filled and turned on Friday, May 11<sup>th</sup>.

**Village Signs:** The Battlement Mesa Neighborhood Improvement Organization (BMNIO), Board of Directors, met Tuesday, May 2<sup>nd</sup> to authorize the funding of the 10 village signs. The BMNIO has also been notified that URSA will be providing the second donation, in the amount of \$250,000, in the next few weeks.

**Monument Creek Village Delegate Position:** A letter was mailed, on April 11, 2018, to all Monument Creek Village property owners requesting interested candidates to fill the village's vacant delegate position. The deadline to submit a written interest to serve and fill the vacant position was May 4<sup>th</sup> at 5:00 pm. No written or verbal request to serve in the position was received.

**2018 Annual Meeting:** The annual meeting was held last Thursday at the Grand Valley Recreation Center which was well attended with 84 members in attendance. President, Koning and Treasurer, Shepherd presented an update of financials, community projects and economic activity in Battlement Mesa. Overall it was a very good meeting and the members seemed to enjoy the presentations and dinner that was provided.

*The Colorado Dream*

401 Arroyo Drive • Battlement Mesa, Colorado 81635

970 385 8432

970 385 8431

BMSA@BattlementMesaColorado.com

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)