

REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 19, 2018
AGENDA

9:00 AM

OWNERS OPEN FORUM

Grand Valley Days Committee- Anne Kellerby, Dusty Richards
& Marylee Mohrlang

9:15 AM

CALL TO ORDER

DISCLOSURE OF CONFLICTS

KIRBY WYNN- GARFIELD COUNTY OIL & GAS LIAISON

APPROVAL OF MINUTES

- May 15, 2018 Regular Meeting Minutes

APPROVAL OF FINANCIAL REPORTS

- May 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

6-19-18



BATTLEMENT MESA SERVICE ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS May 15, 2018

Present:	Laurel Koning Bob Arrington John Shepherd Al Reuter Amy Provstgaard Joel Toomey John Keller Brad Hoy Bert Hyman	President, Battlement Creek Village Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Director, First Eagle's Point Director, Tamarisk Village Director, Stone Ridge Village Director, The Reserve Director, Valley View Village Director, Willow Park and Willow Ridge Apartments
----------	---	--

Absent Board Members:	Dianna Arnett Brad Gates Eric Schmela Robert Gross John Constine	Director, Tamarisk Meadows Director, Fairways Declarant, Battlement Mesa Partners Director, RHP Properties Director, Mesa Ridge Townhomes
-----------------------	--	---

Also Present:	Steve Rippy Amie Martin Sherry Loschke	Association Manager Administrative Assistant Administrative Assistant
---------------	--	---

Community Members Present: Chuck Hall, Dale Johnson and Paula Step

OWNERS OPEN FORUM

None

CALL TO ORDER

Director Koning called the meeting to order at 9:05 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

Mr. Wynn reported that June 7, 2018 at 6:00 PM Garfield County Energy Advisory Board will hold their monthly meeting at 195 W. 14th St, in Rifle, CO. Mr. Wynn also reported that URSA has completed the last of 52 wells on the B & D Pads and they are in the finishing process that should be completed in October. He mentioned that there has been an uptick of odor complaints especially on Sunday, May 5 in Valley View, Stone Ridge and Canyon View. Mr. Wynn reminded everyone in the meeting to give him a call at any time of the day or night, if they have a complaint. URSA reported the temporary water line, along Battlement Parkway, that serves the B & V Pad in Parachute developed a small leak and has been taken out of service. The reported size of the leak was 12 barrels and mediation efforts were conducted to retrieve the spilled water. URSA is in the process of removing the temporary line as production activities have been completed at the B & V Pad.

April 17, 2018 MEETING MINUTES

A motion was made by Director Arrington and seconded by Director Provstgaard to approve the April 17, 2018 regular meeting minutes as corrected. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Keller and seconded by Director Toomey to approve the April 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 he has also been informed of the water leak from the temporary water line used by URSA to supply water to the B & V pad in Parachute. It was reported to him that 12 barrels had spilled and that 8 of the barrels of water had been recovered. He also stated that it was reported that URSA would be removing the temporary line although the Town of Parachute construction project near the bridge would delay the removal of that section of pipe until their project was complete.

Parks, Open Space & Trails Committee-Mr. Rippy reported he is currently working with a company that provides materials and construction plans for picnic shelters. He estimates the cost of the shelter will be in excess of the original projection as an engineer stamped set of plans is needed and a building permit will be required from Garfield County.

Associated Governments of Northwest Colorado- Director Provstgaard reported that she will be attending the AGNC meeting on May 16, 2018 in Meeker, Colorado.

Energy Advisory Board- See attached written report.

MANAGER REPORT-See attached written report.

DEVELOPER REPORT

Bert Hyman with Princeton Management reported Willow Park (gray apartments) currently has 55 units rented and there is a waiting list for people to rent the apartments after they are remodeled. There are a total of 214 units in Willow Ridge (yellow apartments) and total of 216 units in Willow Park. Princeton Management plans to open all buildings.

NEW BUSINESS

Al Reuter made a report on the Hoary cress (whitetop), lenspodded and hairy whitetop weed he noticed in Turkey Trail Park. He reported how difficult it is to control; the weed control contractor will be contacted to spray the weed patch.

OLD BUSINESS- None

OTHER BUSINESS

Director Shepherd reported that the Town of Parachute will be having a Flag Raising Ceremony Saturday, May 19, 2018 at noon at the rest area. They will be raising 8 new flags; the United States, Colorado, Army, Navy, Marines, Coast Guard, Firemen's and Police Officer's flags.

The Board wanted to know what the status of the mediation was. Mr. Rippy reported that Mr. Stroop is out of town and the process of the selection of a mediator won't resume until Mr. Stroop is back in town.

UNRESOLVED/WORKING ITEMS

Director Koning reviewed the unresolved/working items report. It was noted that # 2 on the list as- December 2017-Repair/replace club sign along W Battlement Parkway is on hold. #4 on the list as- Flagpoles Status, Director Koning reported the flags were not up.

ADJOURNMENT

The meeting adjourned at 10:14 AM.

APPROVED

6-19-18

BATLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MAY 31, 2018

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING	288,381.01	
1-1060	ALPINE - ARCHITECTURAL ESCROW	14,811.24	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	91,418.23	
1-1151	ACCOUNTS RECEIVABLE	2,210.05	
1-1155	A/R -- TAMARISK VILLAGE	5,231.22	
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	
	TOTAL ASSETS		<u>401,396.55</u>

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	103,221.05	
	TOTAL LIABILITIES		143,835.00

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>231,868.45</u>	
	BALANCE - CURRENT DATE	<u>231,868.45</u>	
	TOTAL OWNER EQUITY		257,561.55
	TOTAL LIABILITIES AND EQUITY		<u>401,396.55</u>

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MAY 31, 2018

BMSA RESERVE FUND

<u>ASSETS</u>			
2-1020	EDWARD JONES -- CD 1	300,000.00	
2-1030	EDWARD JONES -- MM 1	218,645.72	
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		592,979.95
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
2-2050	ACCOUNTS PAYABLE	22,126.56	
	TOTAL LIABILITIES		22,126.56
<u>OWNER EQUITY</u>			
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	(58,888.64)	
	BALANCE - CURRENT DATE	(58,888.64)	
	TOTAL OWNER EQUITY		570,853.39
	TOTAL LIABILITIES AND EQUITY		592,979.95

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MAY 31, 2018

FUND 3

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

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	30,568.85	55,623.00	318,417.99	278,115.00	(40,302.99)	(14.5)	667,480.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	.00	.00	20,071.51	19,500.00	(571.51)	(2.9)	39,000.00
1-31-3130 TRASH ASSESSMENT	46.25	.00	76,553.91	74,000.00	(2,553.91)	(3.5)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	2,230.00	2,400.00	12,176.32	11,600.00	(576.32)	(5.0)	28,000.00
1-31-3520 LATE FEES	532.25	750.00	4,340.32	3,750.00	(590.32)	(15.7)	9,000.00
1-31-6500 INTEREST	3.25	2.00	12.98	8.00	(4.98)	(62.3)	20.00
1-31-6550 COMCAST FRANCHISE FEE	.00	.00	3,905.12	2,000.00	(1,905.12)	(95.3)	9,000.00
1-31-7000 MISCELLANEOUS REVENUES	1,121.84	200.00	2,881.84	800.00	(2,081.84)	(260.2)	2,000.00
TOTAL OPERATING REVENUE	34,492.44	58,975.00	438,359.99	389,773.00	(48,586.99)	(12.5)	902,500.00
TOTAL FUND REVENUE	34,492.44	58,975.00	438,359.99	389,773.00	(48,586.99)	(12.5)	902,500.00

BATTLEMENT MESA SERVICE ASSOC
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
OPERATING EXPENDITURES								
1-50-4040	.00	.00	.00	.00	.00	.00	.0	11,600.00
1-50-4050	8,583.00	8,583.00	34,332.00	42,915.00	8,583.00	8,583.00	20.0	103,000.00
1-50-4060	583.00	583.00	2,332.00	2,915.00	583.00	583.00	20.0	7,000.00
1-50-4070	1,665.00	1,665.00	6,660.00	8,325.00	1,665.00	1,665.00	20.0	20,000.00
1-50-4075	180.00	8.00	540.00	40.00	(500.00)	(500.00)	(1250.0)	100.00
1-50-4090	2,775.00	625.00	4,605.20	3,125.00	(1,480.20)	(1,480.20)	(47.4)	7,500.00
1-50-4100	400.00	500.00	2,120.00	2,500.00	380.00	380.00	15.2	6,000.00
1-50-4110	1,190.25	592.00	2,374.25	2,960.00	585.75	585.75	19.8	7,100.00
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
1-50-4300	245.00	2,300.00	9,289.28	11,400.00	2,110.72	2,110.72	18.5	27,500.00
1-50-4350	250.00	100.00	1,250.00	1,300.00	50.00	50.00	3.9	1,300.00
1-50-4360	274.19	400.00	1,501.44	2,050.00	548.56	548.56	26.8	5,000.00
1-50-4410	131.00	200.00	553.50	1,000.00	446.50	446.50	44.7	2,600.00
1-50-4420	.00	83.00	316.60	417.00	100.40	100.40	24.1	1,000.00
1-50-4450	445.12	750.00	1,920.90	3,750.00	1,829.10	1,829.10	48.8	9,000.00
1-50-4510	397.18	.00	1,264.71	.00	(1,264.71)	(1,264.71)	.0	.00
1-50-4600	27,221.43	27,230.00	27,221.43	54,460.00	27,238.57	27,238.57	50.0	190,600.00
1-50-4601	641.28	650.00	641.28	1,275.00	633.72	633.72	49.7	4,500.00
1-50-4604	.00	.00	.00	.00	.00	.00	.0	500.00
1-50-4605	4,035.00	3,600.00	4,095.00	7,100.00	3,005.00	3,005.00	42.3	25,000.00
1-50-4606	.00	1,400.00	4,000.00	1,400.00	(2,600.00)	(2,600.00)	(185.7)	7,000.00
1-50-4608	5,356.00	5,150.00	5,356.00	5,150.00	(206.00)	(206.00)	(4.0)	15,500.00
1-50-4610	257.94	300.00	1,155.13	650.00	(505.13)	(505.13)	(77.7)	11,000.00
1-50-4620	183.21	600.00	732.77	1,100.00	367.23	367.23	33.4	5,000.00
1-50-4630	.00	600.00	.00	1,150.00	1,150.00	1,150.00	100.0	4,500.00
1-50-4640	135.00	200.00	135.00	400.00	265.00	265.00	66.3	1,000.00
1-50-4650	135.00	625.00	1,091.14	3,125.00	2,033.86	2,033.86	65.1	7,500.00
1-50-4660	98.60	1,200.00	1,325.00	5,800.00	4,475.00	4,475.00	77.2	14,000.00
1-50-4665	169.34	400.00	2,372.00	4,100.00	1,728.00	1,728.00	42.2	10,000.00
1-50-4670	20.35	3,000.00	1,036.05	2,000.00	963.95	963.95	48.2	5,000.00
1-50-4680	57.95	21,800.00	81.40	3,900.00	3,818.60	3,818.60	97.9	11,000.00
1-50-4700	.00	3,000.00	231.80	22,000.00	21,768.20	21,768.20	99.0	110,000.00
1-50-4710	.00	11,900.00	.00	4,000.00	4,000.00	4,000.00	100.0	19,000.00
1-50-4720	.00	1,900.00	50,304.00	59,100.00	8,796.00	8,796.00	14.9	142,000.00
1-50-4730	.00	1,900.00	7,250.00	9,100.00	1,850.00	1,850.00	20.3	22,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4740 TRASH DUMPSTER	318.91	250.00	1,584.60	1,250.00	(334.60)	(26.8)		3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	2,264.99	3,000.00	8,998.10	11,000.00	2,000.90	18.2		28,000.00
1-50-4760 TELEPHONE	92.33	90.00	365.44	450.00	84.56	18.8		1,100.00
1-50-4810 STREET SWEEPING	9,000.00	.00	9,000.00	7,500.00	(1,500.00)	(20.0)		15,000.00
1-50-4835 TRAILS SNOWREMOVAL	.00	.00	2,400.00	2,500.00	100.00	4.0		5,000.00
1-50-4840 STREET LITTER PICKUP	1,165.00	1,040.00	5,325.00	5,210.00	(115.00)	(2.2)		12,500.00
1-50-4845 TRAILS LITTER PICKUP	359.12	400.00	1,229.52	1,600.00	370.48	23.2		4,000.00
1-50-7400 INCOME TAX	.00	.00	1,500.00	400.00	(1,100.00)	(275.0)		1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	400.00	.00	1,600.00	1,600.00	100.0		4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	40.00	40.00	100.0		100.00
TOTAL OPERATING EXPENDITURES	68,630.19	106,032.00	206,491.54	300,057.00	93,565.46	31.2		902,500.00
TOTAL FUND EXPENDITURES	68,630.19	106,032.00	206,491.54	300,057.00	93,565.46	31.2		902,500.00
NET REVENUE OVER EXPENDITURES	(34,137.75)	(47,057.00)	231,866.45	89,716.00	(142,152.45)	(158.5)		.00

BATTLEMENT MESA SERVICE ASSOC
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 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	.00	.00	13,135.00	13,135.00	.00	.0	52,540.00
2-33-3520	1,439.69	300.00	3,120.24	1,100.00	(2,020.24)	(183.7)	2,800.00
TOTAL RESERVE FUND REVENUE	1,439.69	300.00	16,255.24	14,235.00	(2,020.24)	(14.2)	55,340.00
<u>TOTAL FUND REVENUE</u>							
	1,439.69	300.00	16,255.24	14,235.00	(2,020.24)	(14.2)	55,340.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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 MEDIAN IMPROVEMENTS	.00	8,600.00	.00	17,100.00	17,100.00	100.0	60,000.00
2-83-4640 FENCE IMPROVEMENTS	.00	.00	34,166.00	30,000.00	(4,166.00)	(13.9)	30,000.00
2-83-4675 LAND IMPROVEMENTS - 8935	.00	3,500.00	.00	7,000.00	7,000.00	100.0	22,000.00
2-83-4950 SIGNAGE IMPROVEMENTS	.00	6,500.00	2,177.88	26,000.00	23,822.12	91.6	65,000.00
2-83-4960 STREET LIGHT POLES	.00	.00	38,800.00	.00	(38,800.00)	.0	.00
TOTAL RESERVE FUND EXPENDITUR	.00	18,600.00	75,143.88	80,100.00	4,956.12	6.2	177,000.00
TOTAL FUND EXPENDITURES	.00	18,600.00	75,143.88	80,100.00	4,956.12	6.2	177,000.00
NET REVENUE OVER EXPENDITURES	1,439.69	(18,300.00)	(58,888.64)	(65,865.00)	(6,976.36)	(10.6)	(121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
05/18	05/21/2018	118	Keith Sheppelman	180.00	M
05/18	05/07/2018	7798	Battlement Mesa Metro District	20,951.12	
05/18	05/07/2018	7799	Community Counts of Colorado, I	250.00	
05/18	05/07/2018	7800	G.V. Recreation Center	131.00	
05/18	05/07/2018	7801	HindmanSanchez, P.C.	245.00	
05/18	05/07/2018	7802	Holy Cross Energy	520.89	
05/18	05/07/2018	7803	Jennifer G. Perez	2,775.00	
05/18	05/07/2018	7804	Jessica Lynn Studios	592.00	
05/18	05/07/2018	7805	K-D Flags, LLC	109.68	
05/18	05/07/2018	7806	Kenneth G. Locker	1,165.00	
05/18	05/07/2018	7807	Lush Green Landscapes	27,862.71	
05/18	05/07/2018	7808	Town of Parachute	57.95	
05/18	05/07/2018	7809	UNCC	98.60	
05/18	05/07/2018	7810	VistaWorks	400.00	
05/18	05/07/2018	7811	Walker Electric, Inc.	287.50	
05/18	05/07/2018	7812	Waste Management - Carbondal	318.91	
05/18	05/22/2018	7813	CenturyLink	92.33	
05/18	05/22/2018	7814	HD Supply Facilities Maintenance	359.12	
05/18	05/22/2018	7815	Holy Cross Energy	2,254.94	
05/18	05/22/2018	7816	Jessica Lynn Studios	598.25	
05/18	05/22/2018	7817	Lush Green Landscapes	3,750.00	
05/18	05/22/2018	7818	Mountain Lawn LLC	5,356.00	
Grand Totals:				68,356.00	

Architectural Committee- May 2018

Battlement Creek	502 Battlement Ck	New Home	Approved	05-02-18
Eagle's Point	48 Talon	6' fence	Approved	05-02-18
Stone Ridge	328 Lodgepole	Re-roof home	Approved	05-02-18
Monument Creek	57 Dogwood	Paint House	Approved	05-02-18
Tamarisk Meadows	17 Black Sulphur	Re-roof home	Approved	05-02-18
Tamarisk Meadows	27 Black Sulphur	Pergola	Approved	05-02-18
Tamarisk Meadows	117 Willow Creek	Paint trim	Approved	05-02-18
Willow Creek	58 Green Mesa	Paint deck	Approved	05-16-18
Battlement Creek	70 Roan Creek	Build Shed	Approved	05-16-18
Tamarisk Meadows	16 Baker Hill	6'fence	Approved	05-16-18
Eagle's Point	98 Talon Tr	Build new home	Approved	05-16-18

Covenant Violation Report/May 2018 of Total

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Monument Creek	0	39	2	0	0	1	42	24.51%
Battlement Creek	2	3	1	0	0	17	23	13.15%
The Reserve	0	0	1	0	0	19	20	11.49%
Willow Creek	1	0	0	0	0	4	5	2.85%
Tamarisk Village	0	11	1	0	0	1	13	7.42%
Tamarisk Meadows	0	22	0	0	0	0	22	12.57%
Stone Ridge	0	4	1	0	0	1	6	3.43%
Valley View	0	10	1	0	0	0	11	6.23%
Eagles Point	0	0	0	0	0	15	15	8.57%
Fairways	0	0	0	0	0	10	10	5.71%
Mesa Ridge	0	0	0	0	0	0	0	0.00%
Canyon View	0	1	1	1	0	4	7	4.00%
Total	18	25	20	3	0	0	175	
	27.27%	37.87%	30.30%	4.56%	0.00%	0.00%		

Manager Report

Date: June 19, 2018
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Village Signs: The Battlement Mesa Neighborhood Improvement Organization (BMNIO) has completed the installation of the Tamarisk Village and Tamarisk Meadows entry signs. The three signs for Saddleback Village, Saddleback Creek and Saddleback RV are currently in production. In addition the BMNIO has ordered the stones for the remaining village signs with engraving production to follow as soon as the stones arrive.

Right-Of-Way Mowing: The second mowing of the right-of-ways is nearly complete and the second mowing of the open space areas will begin directly.

Monument Creek Village Fence Improvements: I met with contractor, Eric Short of Lush Green Landscapes, to discuss the schedule for completing the fence staining and landscape rock installation for the fence along the common area in Monument Creek Village. The current status of the project is the fences have been power washed. Mr. Short indicated that he would begin staining the fences and moving the irrigation away from the fence lines along with cutting the sod and installing the decorative rock. We discussed doing this in sections to avoid an unattractive appearance of grass along the fence lines if all the irrigation were moved at one time.

Turkey Trail Park: I have finalized the design and specifications for the picnic shelter at Turkey Trail Park. In reviewing the location for the structure and calculating the space needed for the desired user capacity a structure measuring 12' x 16' was selected. The cost of the materials for the structure, including engineering and shipping is \$15,323.00.

Battlement Mesa Neighborhood Improvement Organization: The BMNIO (501 C-4) has received the second installment of \$250,000 from URSA. The second installment combined with the first installment, received earlier this year, total \$375,000 received to date from URSA. The third installment is scheduled for 2019.

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. **(Completed)**
4. Flagpoles Status (Lighting Repairs) **(Completed)**
5. Landscape Improvements at Tamarisk Village/Meadow Signs