

REGULAR MEETING OF THE BOARD OF DIRECTORS
July 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

- June 19, 2018 Regular Meeting Minutes

APPROVAL OF FINANCIAL REPORTS

- June 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
7/17/18

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
June 19, 2018

Present:

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec./Treasurer, Canyon View Village
Al Reuter	Director, First Eagle's Point
Dianna Arnett	Director, Tamarisk Meadows
Amy Provstgaard	Director, Tamarisk Village
John Keller	Director, The Reserve
Brad Gates	Director, The Fairway Villas
Eric Schmela	Declarant, Battlement Mesa Partners (By Proxy)

Absent Board Members:

Robert Gross	Director, RHP Properties
John Constine	Director, Mesa Ridge Townhomes
Joel Toomey	Director, Stone Ridge Village
Brad Hoy	Director, Valley View Village
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, Keith Sheppelman, Anne Kellerby, Matt Honeycut, and Dwayne Knudson

OWNERS OPEN FORUM

Anne Kellerby addressed the board requesting a donation to the Grand Valley Park Association to help with the upcoming Grand Valley Days Celebration to be held July 20 thru 22, 2018. President Koning stated that the request for a donation will be brought up under new business on the agenda.

CALL TO ORDER

Director Koning called the meeting to order at 9:07 am.

DISCLOSURE OF CONFLICT

None

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON-Mr. Kirby Wynn reported during May there were numerous odor complaints received by Mr. Wynn's office related to the oil and gas activity inside the Battlement Mesa PUD and several were related to a well pad just east of the PUD. URSA has altered several elements of their operations to minimize or eliminate these issues and the situation continues to be watched closely by Mr. Wynn and URSA. It was determined by URSA that when they are in the completions process they use recycled water and it can have an odor. So what URSA has been doing is taking two frac tanks out of service at a time and cleaning them. Since this process has been implemented there have been very few complaints. It was reported that the B & V pad in Parachute will have the sound wall coming down next week and the well pad site is moving to the production and reclamation phase.

Mr. Matt Honeycut from URSA stated that on the B&V pad in Parachute by utilizing the temporary water line to that particular pad URSA calculated that it was able to take 10,650 trucks off the road.

URSA has submitted permit applications to the county and the state for the two remaining well pads (BMC A and BMC L) and associated natural gas wells needed to fully develop their minerals within the Battlement Mesa PUD boundaries. URSA also submitted permit applications for an injection well, a temporary water treatment facility (BMC F) and two pipelines. Mr. Matt Honeycut, from URSA, mentioned that Garfield County has approved the BMC A Pad but they are still in process for approval from the State of Colorado which could take another month, and then the approval process will go back to Garfield County for the public comment process. URSA is hoping to be able to start within 60 days. He also mentioned that they had to release the Cap Star Rig and people got laid off. When URSA is able to start the two pads they will look for available equipment.

Mr. Wynn reported The Board of County Commissioners approved the applications along with an extensive list of Conditions of Approval to mitigate and minimize impacts to surrounding residents and land uses. He again wanted to mention to feel free to contact Kirby at kwynn@garfield-county.com or (970) 987-2557 if you have questions.

The Colorado Oil and Gas Conservation Commission (COGCC) have also received the URSA Phase II permit applications. COGCC has approved the BMC L well pad and the BMC F water treatment facility. The BMC A well pad applications, including associated natural gas wells and an injection well are still under review as response to public and COGCC comments continue.

MAY 15, 2018 MEETING MINUTES

A motion was made by Director Arrington and seconded by Director Gates to approve the May 15, 2018 regular meeting minutes as corrected. The motion carried unanimously.

FINANCIAL REPORTS

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

COMMITTEE REPORTS

Finance Committee-See attached written report.

Architectural Committee-See attached written reports.

Covenant Control Committee-See attached written reports.

Oil & Gas Committee-No written report. Chuck Hall stated he really had nothing new to report as Kirby Wynn had covered most of what he would have commented on. Mr. Hall expressed that he appreciated the Battlement Mesa Newsletter and Mr. Kirby's monthly updates in oil and gas that appear in the newsletter. He also thanked the Board for their recent donation to support the Kiwanis Golf Tournament.

Parks, Open Space & Trails Committee-Mr Rippe reported that he reviewed the picnic shelter location at Turkey Trail Park and reduced the size of the shelter to better fit the location and anticipated use of the structure. The size of the shelter has been reduced to 12' x 16' which will accommodate two 6' picnic tables. The projected cost savings for reducing the size is approximately \$5,000.

Associated Governments of Northwest Colorado- Director Provstgaard reported that she attended the meeting on May 16, 2018 in Meeker. Director Provstgaard inquired about the brochures for the visitors' centers. President Koning is going to check on the status of brochures and report back to the Board. Director Provstgaard reported that she saw a copy of a pamphlet called the Colorado Guide either Battlement Mesa or Parachute was mentioned in the publication. She mentioned that during the meeting it was reported that tourism is up 80% in the state of Colorado. There will be no reintroduction of the wolves in the State and BLM is contemplating relocating their National office to Grand Junction. If anyone would like to write a letter in support of the BLM office move, she will take it and make sure it gets to the appropriate location. The next AGNC meeting was changed to Grand Junction on June 27, 2018.

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The Colorado Dream

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Energy Advisory Board- See attached written report.

MANAGER REPORT-See attached written report. Mr. Steve Rippy reported that he has met with Eric Short about the water and landscaping around the sign at Tamarisk Meadows, Mr. Short is going to work up a plan and get back to Mr. Rippy. He also reported that open space mowing will start again next week.

DEVELOPER REPORT- No Report

NEW BUSINESS- There was a recognition certificate given by the Grand Valley/Parachute Kiwanis Foundation to the Battlement Mesa Service Association for participating as a Gold Sponsor in their 25th Annual Colorado River Scramble Golf Tournament on May 19, 2018.

A motion was made by Director Gates and seconded by Director Reuter to donate \$500.00 to the Grand Valley Days festivities coming up on July 20 thru 22, 2018.

It was also noted that the BUSTANG is coming to our area providing transportation from Grand Junction to Denver.

OLD BUSINESS- None

OTHER BUSINESS-None

UNRESOLVED/WORKING ITEMS

Mr. Steve Rippy noted that the "Club Sign" by on Battlement Parkway will be taken down.

ADJOURNMENT

The meeting adjourned at 10:14 AM.

BMSA**Operating Fund**

Operating Revenues	2014		2015		2016		2017		2018		2018 / 06	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual
Common Assessment	\$ 616,791	\$ 644,138	\$ 650,854	\$ 677,589	\$ 667,480	\$ 348,641						
Tamarisk Village Front Lawn Assessment	\$ 38,463	\$ 39,235	\$ 38,773	\$ 38,793	\$ 39,000	\$ 20,072						
Fines & Attorney Fees	\$ 80,321	\$ 27,652	\$ 41,135	\$ 49,164	\$ 28,000	\$ 15,700						
Late Fees	\$ 9,970	\$ 9,556	\$ 8,718	\$ 9,812	\$ 9,000	\$ 4,853						
Trash Assessment	\$ 147,924	\$ 148,829	\$ 149,308	\$ 148,411	\$ 148,000	\$ 76,554						
Comcast Franchise Fee	\$ 9,594	\$ 10,611	\$ 6,780	\$ 8,385	\$ 9,000	\$ 3,905						
Interest	\$ 22	\$ 18	\$ 18	\$ 22	\$ 20	\$ 16						
Miscellaneous Revenues	\$ 11,193	\$ 32,322	\$ 9,377	\$ 7,572	\$ 2,000	\$ 3,627						
Total Operating Revenues	\$ 914,278	\$ 912,361	\$ 904,963	\$ 939,748	\$ 902,500	\$ 473,368						

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	\$ 42,915
Management & Accounting - TMV. Front Lawn	\$ 6,000	\$ 6,500	\$ 6,500	\$ 6,510	\$ 7,000	\$ 2,915
Covenant Enforcement Services	\$ 16,800	\$ 18,200	\$ 16,800	\$ 17,969	\$ 20,000	\$ 8,325
Community Relations	\$ 6,962	\$ 6,986	\$ 8,177	\$ 7,095	\$ 7,500	\$ 5,674
Website Management	\$ 5,575	\$ 6,535	\$ 5,945	\$ 5,895	\$ 6,000	\$ 2,545
Newsletter Production	\$ 6,050	\$ 7,150	\$ 4,950	\$ 7,696	\$ 7,100	\$ 2,374
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	\$ 9,534
Membership Fees	\$ 1,230	\$ 1,220	\$ 1,470	\$ 1,250	\$ 1,300	\$ 1,250
Bank/Credit Card Fees	\$ 12,063	\$ 14,893	\$ 7,391	\$ 2,463	\$ 5,000	\$ 1,606
Meeting Expenses	\$ 3,635	\$ 2,789	\$ 2,537	\$ 2,667	\$ 2,600	\$ 894
Committee Expenses	\$ 155	\$ 0	\$ 22	\$ 882	\$ 1,000	\$ 384
Architectural Inspections	\$ 0	\$ 805	\$ 120	\$ 360	\$ 100	\$ 540
Copy/Postage/Office Supplies	\$ 7,941	\$ 8,750	\$ 12,139	\$ 6,339	\$ 9,000	\$ 2,512
Storage Lease	\$ 780	\$ 780	\$ 520	\$ 0	\$ 0	\$ 0
Flags / Golf Course	\$ 1,331	\$ 425	\$ 1,935	\$ 45	\$ 0	\$ 1,265

Operating Expenditures	2014		2015		2016		2017		2018		2018 / 06	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual	Actual
Telephone	\$ 944	\$ 975	\$ 1,028	\$ 1,161	\$ 1,100	\$ 458						
Income Taxes	\$ 500	\$ 1,477	\$ 1,600	\$ 1,440	\$ 1,600	\$ 1,500						
Bad Debts – Write Off	\$ 27,365	\$ 39,559	\$ 1,542	\$ 0	\$ 4,000	\$ 0						
Miscellaneous Expenses	\$ 0	\$ 2,861	\$ 0	\$ 188	\$ 100	\$ 0						
Administrative Total	\$ 232,181	\$ 256,524	\$ 218,179	\$ 214,670	\$ 229,900	\$ 84,691						
Landscape Maintenance	\$ 185,656	\$ 190,550	\$ 190,550	\$ 191,477	\$ 190,600	\$ 54,443						
Landscape Maintenance - Tamarisk Village	\$ 4,489	\$ 4,489	\$ 4,489	\$ 4,659	\$ 4,500	\$ 1,283						
Foreclosure Property Maintenance	\$ 1,083	\$ 405	\$ 195	\$ 915	\$ 500	\$ 0						
Right-of-Way/Open Space Maintenance	\$ 21,685	\$ 23,884	\$ 26,167	\$ 26,846	\$ 25,000	\$ 6,547						
Tree Trimming/Maintenance	\$ 8,550	\$ 5,655	\$ 7,400	\$ 7,000	\$ 7,000	\$ 4,000						
Weed Management	\$ 15,000	\$ 15,450	\$ 15,469	\$ 16,068	\$ 15,500	\$ 5,356						
Sprinkler System Maintenance	\$ 10,533	\$ 11,081	\$ 7,950	\$ 6,890	\$ 11,000	\$ 1,452						
Sprinkler Maintenance – Tamarisk Village	\$ 4,873	\$ 5,178	\$ 3,448	\$ 3,900	\$ 5,000	\$ 916						
Bench Maintenance	\$ 137	\$ 0	\$ 4,420	\$ 126	\$ 1,000	\$ 135						
Fence Maintenance	\$ 6,062	\$ 9,170	\$ 11,107	\$ 4,455	\$ 7,500	\$ 1,091						
Waterfall Maintenance	\$ 12,964	\$ 12,190	\$ 8,020	\$ 11,052	\$ 11,000	\$ 1,671						
Irrigation Water	\$ 99,054	\$ 112,293	\$ 130,904	\$ 137,409	\$ 110,000	\$ 16,584						
Irrigation Water - Tamarisk Village	\$ 17,819	\$ 15,194	\$ 18,836	\$ 24,171	\$ 19,000	\$ 2,164						
Landscape Maintenance Total	\$ 387,905	\$ 405,539	\$ 428,955	\$ 434,968	\$ 407,600	\$ 95,642						
Street Light Maintenance	\$ 21,277	\$ 14,816	\$ 17,057	\$ 25,772	\$ 14,000	\$ 1,325						
Street Light Utility Locates	\$ 0	\$ 9,080	\$ 11,900	\$ 5,825	\$ 10,000	\$ 2,417						
Street Light Electricity	\$ 42,328	\$ 25,126	\$ 27,412	\$ 25,444	\$ 28,000	\$ 11,258						
Street Sign Maintenance	\$ 6,304	\$ 4,772	\$ 2,067	\$ 2,166	\$ 5,000	\$ 1,085						
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 9,000						
Street Litter Pickup	\$ 12,480	\$ 12,505	\$ 12,480	\$ 12,480	\$ 12,500	\$ 6,365						
Trails – Litter Pickup	\$ 3,304	\$ 4,069	\$ 3,965	\$ 2,792	\$ 4,000	\$ 1,355						
Trails – Snow Removal	\$ 4,400	\$ 6,950	\$ 3,500	\$ 4,000	\$ 5,000	\$ 2,400						
Trails – Maintenance & Repairs	\$ 10	\$ 300	\$ 1,327	\$ 1,119	\$ 4,500	\$ 315						
Streets/Trails Maintenance Total	\$ 105,103	\$ 92,618	\$ 94,708	\$ 94,598	\$ 98,000	\$ 35,520						

Operating Expenditures	2014	2015	2016	2017	2018	2018 / 06
	Actual	Actual	Actual	Actual	Budget	Actual
Trash Services	\$ 141,480	\$ 141,480	\$ 141,480	\$ 141,480	\$ 142,000	\$ 62,880
Trash Dumpster	\$ 2,391	\$ 3,022	\$ 3,023	\$ 3,233	\$ 3,000	\$ 1,907
Recycle Dumpster	\$ 13,250	\$ 13,250	\$ 13,000	\$ 18,600	\$ 22,000	\$ 9,500
Trash Services Total	\$ 157,121	\$ 157,752	\$ 157,503	\$ 163,313	\$ 167,000	\$ 74,287
Total Operating Expenditures	\$882,310	\$912,433	\$899,345	\$907,549	\$902,500	\$290,140

BMSA Operating Balance \$ 31,968 [\$ 72] \$ 5,618 \$ 32,199 \$ 0 \$183,228

Reserve Fund

	2014	2015	2016	2017	2018	2018 / 05
Reserve Revenues	Actual	Actual	Actual	Actual	Budget	Actual
Community Reserve Assessments	\$ 99,510	\$ 74,320	\$ 59,337	\$ 42,240	\$ 52,540	\$ 13,135
Book to Market Adjustment – EJ	\$ 367	[\$ 472]	\$ 968	\$ 173	\$ 0	\$ 0
Interest on Reserves	\$ 2,314	\$ 2,530	\$ 3,213	\$ 4,903	\$ 2,800	\$ 3,061
Transfer From Operating Fund	\$ 0	\$ 0	\$ 0	\$ 1,260	\$ 0	\$ 0
Grant Revenues	\$ 0	\$ 0	\$ 9,117	\$ 0	\$ 0	\$ 0
Reserve Revenues Total	\$ 102,191	\$ 76,378	\$ 72,635	\$ 48,576	\$ 55,340	\$ 16,196

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	\$ 34,166
Capital Repair/Replacement (Waterfall)	\$ 0	\$ 0	\$ 13,231	\$ 1,260	\$ 0	\$ 0
Capital Repair/Replacement (Village Signs)	\$ 0	\$ 0	\$ 0	\$ 2,178	\$ 65,000	\$ 2,178
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	\$ 7,662
Capital Trail Improvements (Crosswalk)	\$ 0	\$ 0	\$ 4,392	\$ 0	\$ 0	\$ 0
Miscellaneous Expenses	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 0
Total Reserve Expenditures	\$ 144,063	\$ 90,589	\$ 64,426	\$ 273,121	\$ 177,000	\$ 82,806

Operating Reserve Balance

[\$ 41,872] [\$ 14,211] \$ 8,209 [\$ 224,545] [\$ 121,600] [\$ 66,610]

Reserve Fund Balance

2014	2015	2016	2017	2018	2018 / 06
Actual	Actual	Actual	Actual	Budget	Actual
\$828,747	\$755,942	\$787,757	\$605,508	\$433,590	\$511,608

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
JUNE 30, 2018

BMSA OPERATING FUND

APPROVED
7/17/18

ASSETS

1-1010	ALPINE BANK -- CHECKING	246,817.03	
1-1060	ALPINE - ARCHITECTURAL ESCROW	18,611.94	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	86,428.33	
1-1151	ACCOUNTS RECEIVABLE	2,210.05	
1-1155	A/R -- TAMARISK VILLAGE	4,479.44	
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>357,891.59</u>

LIABILITIES AND EQUITY

LIABILITIES

1-2059	ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060	CONSTRUCTION DEPOSITS	19,000.00	
1-2220	PREPAID ASSESSMENTS	104,557.14	
	TOTAL LIABILITIES		148,971.09

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>183,227.40</u>	
	BALANCE - CURRENT DATE	<u>183,227.40</u>	
	TOTAL OWNER EQUITY		208,920.50
	TOTAL LIABILITIES AND EQUITY		<u>357,891.59</u>

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
JUNE 30, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	500,000.00	
2-1030	EDWARD JONES -- MM 1	11,146.19	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	462.33	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
		<hr/>	
	TOTAL ASSETS		586,237.29
			<hr/> <hr/>

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	23,104.66	
		<hr/>	
	TOTAL LIABILITIES		23,104.66

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	(66,609.40)	
		<hr/>	
	BALANCE - CURRENT DATE	(66,609.40)	
		<hr/>	
	TOTAL OWNER EQUITY		563,132.63
	TOTAL LIABILITIES AND EQUITY		586,237.29
			<hr/> <hr/>

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
JUNE 30, 2018

FUND 3

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

BATTLEMENT MESA SERVICE ASSOC
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 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	30,222.68	55,623.00	348,640.67	333,738.00	(14,902.67)	(4.5)	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	.00	.00	76,553.91	74,000.00	(2,553.91)	(3.5)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	3,523.38	2,400.00	15,699.70	14,000.00	(1,699.70)	(12.1)	28,000.00
1-31-3520 LATE FEES	512.75	750.00	4,853.07	4,500.00	(353.07)	(7.9)	9,000.00
1-31-6500 INTEREST	2.90	1.00	15.88	9.00	(6.88)	(76.4)	20.00
1-31-6550 COMCAST FRANCHISE FEE	.00	2,500.00	3,905.12	4,500.00	594.88	13.2	9,000.00
1-31-7000 MISCELLANEOUS REVENUES	745.00	200.00	3,626.84	1,000.00	(2,626.84)	(262.7)	2,000.00
TOTAL OPERATING REVENUE	35,006.71	61,474.00	473,366.70	451,247.00	(22,119.70)	(4.9)	902,500.00
TOTAL FUND REVENUE	35,006.71	61,474.00	473,366.70	451,247.00	(22,119.70)	(4.9)	902,500.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 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	42,915.00	51,498.00	8,583.00	8,583.00	16.7	103,000.00
1-50-4060	583.00	583.00	2,915.00	3,498.00	583.00	583.00	16.7	7,000.00
1-50-4070	1,665.00	1,665.00	8,325.00	9,990.00	1,665.00	1,665.00	16.7	20,000.00
1-50-4075	.00	10.00	540.00	50.00	(490.00)	(490.00)	980.0)	100.00
1-50-4090	1,068.94	625.00	5,674.14	3,750.00	(1,924.14)	(1,924.14)	51.3)	7,500.00
1-50-4100	424.95	500.00	2,544.95	3,000.00	455.05	455.05	15.2	6,000.00
1-50-4110	.00	592.00	2,374.25	3,552.00	1,177.75	1,177.75	33.2	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	9,534.28	13,700.00	4,165.72	4,165.72	30.4	27,500.00
1-50-4350	.00	.00	1,250.00	1,300.00	50.00	50.00	3.9	1,300.00
1-50-4360	104.37	400.00	1,605.81	2,450.00	844.19	844.19	34.5	5,000.00
1-50-4410	340.00	300.00	893.50	1,300.00	406.50	406.50	31.3	2,600.00
1-50-4420	67.58	83.00	384.18	500.00	115.82	115.82	23.2	1,000.00
1-50-4450	591.40	750.00	2,512.30	4,500.00	1,987.70	1,987.70	44.2	9,000.00
1-50-4510	.00	.00	1,264.71	.00	(1,264.71)	(1,264.71)	.0	.00
1-50-4600	27,221.43	27,230.00	54,442.86	81,690.00	27,247.14	27,247.14	33.4	190,600.00
1-50-4601	641.28	650.00	1,282.56	1,925.00	642.44	642.44	33.4	4,500.00
1-50-4604	.00	.00	.00	.00	.00	.00	.0	500.00
1-50-4605	2,452.00	3,600.00	6,547.00	10,700.00	4,153.00	4,153.00	38.8	25,000.00
1-50-4606	.00	1,400.00	4,000.00	2,800.00	(1,200.00)	(1,200.00)	42.9)	7,000.00
1-50-4608	.00	.00	5,356.00	5,150.00	(206.00)	(206.00)	4.0)	15,500.00
1-50-4610	297.32	2,000.00	1,452.45	2,650.00	1,197.55	1,197.55	45.2	11,000.00
1-50-4620	183.19	600.00	915.96	1,700.00	784.04	784.04	46.1	5,000.00
1-50-4630	315.00	700.00	315.00	1,850.00	1,535.00	1,535.00	83.0	4,500.00
1-50-4640	.00	200.00	135.00	600.00	465.00	465.00	77.5	1,000.00
1-50-4650	.00	625.00	1,091.14	3,750.00	2,658.86	2,658.86	70.9	7,500.00
1-50-4660	.00	1,200.00	1,325.00	7,000.00	5,675.00	5,675.00	81.1	14,000.00
1-50-4665	44.95	900.00	2,416.95	5,000.00	2,583.05	2,583.05	51.7	10,000.00
1-50-4670	48.68	500.00	1,084.73	2,500.00	1,415.27	1,415.27	56.6	5,000.00
1-50-4680	1,590.02	2,000.00	1,671.42	5,900.00	4,228.58	4,228.58	71.7	11,000.00
1-50-4700	16,352.58	21,800.00	16,584.38	43,800.00	27,215.62	27,215.62	62.1	110,000.00
1-50-4710	2,163.52	3,000.00	2,163.52	7,000.00	4,836.48	4,836.48	69.1	19,000.00
1-50-4720	12,576.00	11,900.00	62,880.00	71,000.00	8,120.00	8,120.00	11.4	142,000.00
1-50-4730	2,250.00	1,900.00	9,500.00	11,000.00	1,500.00	1,500.00	13.6	22,000.00

BATTLEMENT MESA SERVICE ASSOC
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 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	321.94	250.00	1,906.54	1,500.00	(406.54)	(27.1)		3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	2,259.28	3,000.00	11,258.38	14,000.00	2,741.62	19.6		28,000.00
1-50-4760 TELEPHONE	92.33	100.00	457.77	550.00	92.23	16.8		1,100.00
1-50-4810 STREET SWEEPING	.00	7,500.00	9,000.00	15,000.00	6,000.00	40.0		15,000.00
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	6,365.00	6,250.00	(115.00)	(1.8)		12,500.00
1-50-4845 TRAILS LITTER PICKUP	125.00	400.00	1,354.52	2,000.00	645.48	32.3		4,000.00
1-50-7400 INCOME TAX	.00	400.00	1,500.00	800.00	(700.00)	(87.5)		1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	400.00	.00	2,000.00	2,000.00	100.0		4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	10.00	.00	50.00	50.00	100.0		100.00
TOTAL OPERATING EXPENDITURES	83,647.76	109,696.00	290,139.30	409,753.00	119,613.70	29.2		902,500.00
TOTAL FUND EXPENDITURES	83,647.76	109,696.00	290,139.30	409,753.00	119,613.70	29.2		902,500.00
NET REVENUE OVER EXPENDITURES	(48,641.05)	(48,222.00)	183,227.40	41,494.00	(141,733.40)	(341.6)		.00

BATTLEMENT MESA SERVICE ASSOC
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
RESERVE FUND REVENUE							
2-33-3100 COMMUNITY RESERVE ASSESSMEN	.00	13,135.00	13,135.00	26,270.00	13,135.00	50.0	52,540.00
2-33-3520 INTEREST	(59.26)	300.00	3,060.98	1,400.00	(1,660.98)	(118.6)	2,800.00
TOTAL RESERVE FUND REVENUE	(59.26)	13,435.00	16,195.98	27,670.00	11,474.02	41.5	55,340.00
TOTAL FUND REVENUE	(59.26)	13,435.00	16,195.98	27,670.00	11,474.02	41.5	55,340.00

BATTLEMENT MESA SERVICE ASSOC
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 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	8,600.00	.00	25,700.00	25,700.00	100.0		60,000.00
2-83-4640	.00	.00	34,166.00	30,000.00	(4,166.00)	(13.9)		30,000.00
2-83-4675	7,661.50	4,000.00	7,661.50	11,000.00	3,338.50	30.4		22,000.00
2-83-4950	.00	6,500.00	2,177.88	32,500.00	30,322.12	93.3		65,000.00
2-83-4960	.00	.00	38,800.00	.00	(38,800.00)	.0		.00
TOTAL RESERVE FUND EXPENDITUR	7,661.50	19,100.00	82,805.38	99,200.00	16,394.62	16.5		177,000.00
TOTAL FUND EXPENDITURES	7,661.50	19,100.00	82,805.38	99,200.00	16,394.62	16.5		177,000.00
NET REVENUE OVER EXPENDITURES	(7,720.76)	(5,665.00)	(66,609.40)	(71,530.00)	(4,920.60)	(6.9)		(121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
06/18	06/21/2018	1091	Fifthroom.com	7,661.50	M
06/18	06/05/2018	7819	Amy Provstgaard	67.58	
06/18	06/05/2018	7820	Battlement Mesa Metro District	32,118.74	
06/18	06/05/2018	7821	Dependable Waste Services Inc	14,826.00	
06/18	06/05/2018	7822	Holy Cross Energy	284.83	
06/18	06/05/2018	7823	Kenneth G. Locker	1,165.00	
06/18	06/05/2018	7824	Lush Green Landscapes	29,984.71	
06/18	06/05/2018	7825	UNCC	44.95	
06/18	06/05/2018	7826	VistaWorks	400.00	
06/18	06/05/2018	7827	Waste Management - Carbondal	321.94	
06/18	06/20/2018	7828	CenturyLink	92.33	
06/18	06/20/2018	7829	CT Electric and Automation, LLC	165.00	
06/18	06/20/2018	7830	G.V. Recreation Center	340.00	
06/18	06/20/2018	7831	HindmanSanchez, P.C.	245.00	
06/18	06/20/2018	7832	Holy Cross Energy	3,268.66	
06/18	06/20/2018	7833	Town of Parachute	193.70	
06/18	06/20/2018	7834	VistaWorks	24.95	
Grand Totals:				<u>91,204.89</u>	

Architectural Committee- June 2018

Willow Creek	219 Willow Creek	Home Addition	Approved	06-06-18
Monument Creek	82 Bristlecone Ct	Replace gravel	Approved	06-06-18
Monument Creek	21 Cactus Ct	Re-roof	Approved	06-06-18
Monument Creek	33 Juniper	Re-roof	Approved	06-06-18
Stone Ridge	50 Alder	6'fence	Approved	06-06-18
Monument Creek	25 Dogwood	Extend Fence	Approved	06-27-18
Battlement Creek	25 Eagle Rock	Replace Grass	Approved	06-27-18
Battlement Creek	197 Battlement	Paint house	Approved	06-27-18
Willow Creek	125 Ridge View	6'fence	Approved	06-27-18
Tamarisk Village	158 Cedar	Shade for Dog	Approved	06-27-18
		Must be moved by 9/30/18		
Reserve	8 Meadow Creek	Landscaping	Approved	06-27-18
Eagle's Point	211 Eagle Ridge	Build new home	Approved	06-27-18
Stone Ridge	52 Lodgepole	Fence	Approved	06-27-18

Covenant Violation Report/June 2018 of Total

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Monument Creek	0	41	1	0	0	1	43	26.38%
Battlement Creek	0	0	0	0	0	20	20	12.26%
The Reserve	0	0	1	0	0	19	20	12.26%
Willow Creek	1	0	0	0	0	5	6	3.68%
Tamarisk Village	1	7	1	0	0	1	10	6.13%
Tamarisk Meadows	0	15	1	0	0	0	16	9.82%
Stone Ridge	0	4	1	0	0	1	6	3.69%
Valley View	0	10	1	0	0	0	11	6.75%
Eagles Point	0	0	0	0	0	26	26	15.96%
Fairways	0	0	0	0	0	0	0	0.00%
Mesa Ridge	0	0	0	0	0	0	0	0.00%
Canyon View	0	0	1	0	0	4	5	3.07%
Total	2	77	7	0	0	77	163	
	1.23%	47.23%	4.29%	0.00%	0.00%	47.23%		

Manager Report

Date: July 17, 2018

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, District Manager

Tree Maintenance: This past month I had Lush Green Landscapes spray approximately 100 of BMSA's locust trees which were infested with a tree insect that was causing harm to the trees. The spraying had a very positive impact in removing the insects. A few years ago the locust trees were impacted by this insect which killed several of the trees.

Fence Maintenance: This past month BMMD, maintenance staff, replaced nearly 160 damaged or broken pickets on BMSA fences along Stone Quarry Road and the two parks in the Saddleback and Tamarisk Villages. The damaged and/or broken pickets were a result of older pickets that had reached the end of their useful life and vandalism.

Turkey Trail Park: Two weeks ago Lush Green Landscapes applied new seed to the turf area in Turkey Trail Park with the use of a seed plugging machine to increase the amount of lawn grass in the turf areas. The original hydro-seeding that was applied in late fall last year had come up sporadically and the contractor was asked to apply additional seed at no cost to the BMSA. New growth is becoming evident from the recently installed seed. I will continue to monitor over the summer to insure adequate turf grass growth continues and/or additional seeding takes place. The new picnic shelter to be installed at the park has been ordered and engineer drawings for the structure are underway.

Open Space Mowing: The second mowing of the open spaces was completed this past week.

Tree Damage: This past month a 25' pine tree located in the common area along Stone Quarry Road, in front of Monument Creek Village, was severely damaged by strong winds. The top half of the tree was snapped and posed a safety hazard and after evaluating the tree it was determined the tree could not be saved and was removed.

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