



**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**August 21, 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**

- July 17, 2018 Regular Meeting Minutes

**APPROVAL OF FINANCIAL REPORTS**

- July 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- 17 Mineral Springs**

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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

**Present:**

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Brad Gates	Director, Fairways
Eric Schmela	Declarant, Battlement Mesa Partners
John Constine	Director, Mesa Ridge Townhomes
Bernita Grove	Director, Monument Creek Village
Bert Hyman	Director, Princeton Management Properties
Robert Gross	Director, RHP Properties
Joel Toomey	Director, Stone Ridge Village
Brad Hoy	Director, Valley View Village

**Absent Board Members:**

Al Reuter	Director, First Eagle's Point
John Keller	Director, The Reserve
Dianna Arnett	Director, Tamarisk Meadows
Amy Provstgaard	Director, Tamarisk Village

**Also Present:**

Steve Rippy	Association Manager
Brenda Locker	Association Accounting Manager

**Community Members Present:** Keith Sheppelman

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

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

**DISCLOSURE OF CONFLICT**

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

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

Mr. Wynn reported he has had a few complaints regarding odor issues around the BMC D pad, but those complaints have decreased in July since URSA started cleaning water storage tanks on a regular basis.

**JUNE 19, 2018 MEETING MINUTES**

A motion was made by Director Arrington and seconded by Director Shepherd to approve the June 19, 2018 regular meeting minutes as presented. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Constine and seconded by Director Grove to approve the June 2018 financial statements; subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

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

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

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

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

Chuck Hall, chairman for the Oil & Gas Committee, reported the Caerus took over assets from Encana and are planning to drill 150 to 160 wells, mostly in the Parachute Creek area. URSA is estimating that they will complete fracking at the BMC D pad by October 2018. URSA is still waiting on a decision for the COGCC regarding their application for BMC A pad.

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

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

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

#### **MANAGER REPORT**

See attached written report.

#### **DEVELOPER REPORT**

Declarant Schmela reported Moo's restaurant opened the weekend of July 4<sup>th</sup>.

Declarant Schmela reported that the walls around BMC B pad are in the process of being removed.

Declarant Schmela reported that the Town Plaza and Saddleback Village Convenience Center are in the process of being painted.

Declarant Schmela reported that the new Hangout Bar & Grill will be opening in the Town Plaza once they receive their liquor license.

#### **NEW BUSINESS**

Director Hyman reported that Willow Ridge Apartments are all full and four buildings at Willow Park are also full. They will continue remodeling Willow Park with hope to have seven more buildings opened by the end of the year.

Director Gross reported that RHP Properties will be bringing in 16 new homes into Saddleback Village.

#### **OTHER BUSINESS**

Director Koning reported that Movies Under the Stars will be showing the movie Peter Rabbit this Friday night.

Director Schmela reported that National Night Out is scheduled for Tuesday, August 7, 2018 and will be held at the Town Plaza.

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

Director Koning reviewed the unresolved/working items report.

#### **ADJOURNMENT**

The meeting adjourned at 10:07 am.

**BMSA**

**Operating Fund**

	2014	2015	2016	2017	2018	2018 / 07
<b>Operating Revenues</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>
Common Assessment	\$ 616,791	\$ 644,138	\$ 650,854	\$ 677,589	\$ 667,480	\$ 450,906
Tamarisk Village Front Lawn Assessment	\$ 38,463	\$ 39,235	\$ 38,773	\$ 38,793	\$ 39,000	\$ 29,751
Fines & Attorney Fees	\$ 80,321	\$ 27,652	\$ 41,135	\$ 49,164	\$ 28,000	\$ 17,895
Late Fees	\$ 9,970	\$ 9,556	\$ 8,718	\$ 9,812	\$ 9,000	\$ 5,571
Trash Assessment	\$ 147,924	\$ 148,829	\$ 149,308	\$ 148,411	\$ 148,000	\$ 113,412
Comcast Franchise Fee	\$ 9,594	\$ 10,611	\$ 6,780	\$ 8,385	\$ 9,000	\$ 5,796
Interest	\$ 22	\$ 18	\$ 18	\$ 22	\$ 20	\$ 19
Miscellaneous Revenues	\$ 11,193	\$ 32,322	\$ 9,377	\$ 7,572	\$ 2,000	\$ 4,547
<b>Total Operating Revenues</b>	<b>\$ 914,278</b>	<b>\$ 912,361</b>	<b>\$ 904,963</b>	<b>\$ 939,748</b>	<b>\$ 902,500</b>	<b>\$ 627,897</b>

**Operating Expenditures**

Audit & Tax Preparation	\$ 11,000	\$ 11,200	\$ 11,500	\$ 13,500	\$ 11,600	\$ 0
Management & Accounting	\$ 84,000	\$ 86,500	\$ 89,500	\$ 93,494	\$ 103,000	\$ 51,498
Management & Accounting - TMV. Front Lawn	\$ 6,000	\$ 6,500	\$ 6,500	\$ 6,510	\$ 7,000	\$ 3,498
Covenant Enforcement Services	\$ 16,800	\$ 18,200	\$ 16,800	\$ 17,969	\$ 20,000	\$ 9,990
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	\$ 2,945
Newsletter Production	\$ 6,050	\$ 7,150	\$ 4,950	\$ 7,696	\$ 7,100	\$ 3,571
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	\$ 9,779
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	\$ 1,696
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	\$ 600
Copy/Postage/Office Supplies	\$ 7,941	\$ 8,750	\$ 12,139	\$ 6,339	\$ 9,000	\$ 3,112
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 / 07	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual
Telephone	\$ 944	\$ 975	\$ 1,028	\$ 1,161	\$ 1,100	\$ 551						
Income Taxes	\$ 500	\$ 1,477	\$ 1,600	\$ 1,440	\$ 1,600	\$ 2,750						
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	\$ 99,457						
Landscape Maintenance	\$ 185,656	\$ 190,550	\$ 190,550	\$ 191,477	\$ 190,600	\$ 108,886						
Landscape Maintenance - Tamarisk Village	\$ 4,489	\$ 4,489	\$ 4,489	\$ 4,659	\$ 4,500	\$ 2,565						
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	\$ 15,852						
Tree Trimming/Maintenance	\$ 8,550	\$ 5,655	\$ 7,400	\$ 7,000	\$ 7,000	\$ 8,410						
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	\$ 2,474						
Sprinkler Maintenance – Tamarisk Village	\$ 4,873	\$ 5,178	\$ 3,448	\$ 3,900	\$ 5,000	\$ 5,282						
Bench Maintenance	\$ 137	\$ 0	\$ 4,420	\$ 126	\$ 1,000	\$ 135						
Fence Maintenance	\$ 6,062	\$ 9,170	\$ 11,107	\$ 4,455	\$ 7,500	\$ 2,925						
Waterfall Maintenance	\$ 12,964	\$ 12,190	\$ 8,020	\$ 11,052	\$ 11,000	\$ 3,190						
Irrigation Water	\$ 99,054	\$ 112,293	\$ 130,904	\$ 137,409	\$ 110,000	\$ 45,967						
Irrigation Water - Tamarisk Village	\$ 17,819	\$ 15,194	\$ 18,836	\$ 24,171	\$ 19,000	\$ 8,889						
Landscape Maintenance Total	\$ 387,905	\$ 405,539	\$ 428,955	\$ 434,968	\$ 407,600	\$ 209,931						
Street Light Maintenance	\$ 21,277	\$ 14,816	\$ 17,057	\$ 25,772	\$ 14,000	\$ 3,032						
Street Light Utility Locates	\$ 0	\$ 9,080	\$ 11,900	\$ 5,825	\$ 10,000	\$ 2,462						
Street Light Electricity	\$ 42,328	\$ 25,126	\$ 27,412	\$ 25,444	\$ 28,000	\$ 13,514						
Street Sign Maintenance	\$ 6,304	\$ 4,772	\$ 2,067	\$ 2,166	\$ 5,000	\$ 1,185						
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000						
Street Litter Pickup	\$ 12,480	\$ 12,505	\$ 12,480	\$ 12,480	\$ 12,500	\$ 7,405						
Trails – Litter Pickup	\$ 3,304	\$ 4,069	\$ 3,965	\$ 2,792	\$ 4,000	\$ 1,871						
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	\$ 408						
Streets/Trails Maintenance Total	\$ 105,103	\$ 92,618	\$ 94,708	\$ 94,598	\$ 98,000	\$ 47,277						

	2014	2015	2016	2017	2018	2018 / 07
Operating Expenditures	Actual	Actual	Actual	Actual	Budget	Actual
Trash Services	\$ 141,480	\$ 141,480	\$ 141,480	\$ 141,480	\$ 142,000	\$ 88,032
Trash Dumpster	\$ 2,391	\$ 3,022	\$ 3,023	\$ 3,233	\$ 3,000	\$ 2,168
Recycle Dumpster	\$ 13,250	\$ 13,250	\$ 13,000	\$ 18,600	\$ 22,000	\$ 13,100
Trash Services Total	\$ 157,121	\$ 157,752	\$ 157,503	\$ 163,313	\$ 167,000	\$ 103,300
<b>Total Operating Expenditures</b>	<b>\$882,310</b>	<b>\$912,433</b>	<b>\$899,345</b>	<b>\$907,549</b>	<b>\$902,500</b>	<b>\$459,962</b>

**BMSA Operating Balance**      \$ 31,968      (5 72)      \$ 5,618      \$ 32,199      \$ 0      \$167,932



## Reserve Fund

Reserve Revenues	2014	2015	2016	2017	2018	2018 / 07
	Actual	Actual	Actual	Actual	Budget	Actual
Community Reserve Assessments	\$ 99,510	\$ 74,320	\$ 59,337	\$ 42,240	\$ 52,540	\$ 26,270
Book to Market Adjustment – EJ	\$ 367	[\$ 472]	\$ 968	\$ 173	\$ 0	\$ 0
Interest on Reserves	\$ 2,314	\$ 2,530	\$ 3,213	\$ 4,903	\$ 2,800	\$ 4,225
Transfer From Operating Fund	\$ 0	\$ 0	\$ 0	\$ 1,260	\$ 0	\$ 0
Grant Revenues	\$ 0	\$ 0	\$ 9,117	\$ 0	\$ 0	\$ 0
<b>Reserve Revenues Total</b>	<b>\$ 102,191</b>	<b>\$ 76,378</b>	<b>\$ 72,635</b>	<b>\$ 48,576</b>	<b>\$ 55,340</b>	<b>\$ 30,495</b>

## Reserve Expenditures

Capital Replacement (Street Light Fixtures)	\$ 108,911	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Capital Repair/Replacement (Trail Imps.)	\$ 0	\$ 0	\$ 0	\$ 13,374	\$ 0	\$ 0
Capital Repair/Replacement (Fences)	\$ 0	\$ 22,500	\$ 10,120	\$ 12,335	\$ 30,000	\$ 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	\$ 15,323
Capital Trail Improvements (Crosswalk)	\$ 0	\$ 0	\$ 4,392	\$ 0	\$ 0	\$ 0
Miscellaneous Expenses	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 0
<b>Total Reserve Expenditures</b>	<b>\$ 144,063</b>	<b>\$ 90,589</b>	<b>\$ 64,426</b>	<b>\$ 273,121</b>	<b>\$ 177,000</b>	<b>\$ 90,467</b>

## Operating Reserve Balance

\$ 41,872]
\$ 14,211]
\$ 8,209
\$ 224,545 ]
\$ 121,600]
[\$ 59,972]

## Reserve Fund Balance

	2014	2015	2016	2017	2018	2018 / 07
	Actual	Actual	Actual	Actual	Budget	Actual
<b>Reserve Fund Balance</b>	<b>\$828,747</b>	<b>\$755,942</b>	<b>\$787,757</b>	<b>\$605,508</b>	<b>\$ 433,590</b>	<b>\$ 525,280</b>

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
JULY 31, 2018

APPROVED

8-21-19

BMSA OPERATING FUND

<u>ASSETS</u>		
1-1010	ALPINE BANK -- CHECKING	181,135.90
1-1060	ALPINE - ARCHITECTURAL ESCROW	18,552.70
1-1080	PETTY CASH	50.00
1-1150	ACCOUNTS RECEIVABLE - ASSESS	94,999.56
1-1151	ACCOUNTS RECEIVABLE	2,210.05
1-1155	A/R -- TAMARISK VILLAGE	5,386.55
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	301,629.56
		<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
1-2059	ACCTS PAYABLE TO RESERVE FUND	25,413.95
1-2060	CONSTRUCTION DEPOSITS	19,000.00
1-2220	PREPAID ASSESSMENTS	63,587.49
		<hr/>
	TOTAL LIABILITIES	108,001.44
<u>OWNER EQUITY</u>		
1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<hr/> 167,935.02
	BALANCE - CURRENT DATE	<hr/> 167,935.02
		<hr/>
	TOTAL OWNER EQUITY	193,628.12
	TOTAL LIABILITIES AND EQUITY	301,629.56
		<hr/> <hr/>



BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
JULY 31, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	500,000.00	
2-1030	EDWARD JONES -- MM 1	25,131.62	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	148.39	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
		<hr/>	
	TOTAL ASSETS		599,908.78

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	30,138.28	
		<hr/>	
	TOTAL LIABILITIES		30,138.28

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	( 59,971.53)	
		<hr/>	
	BALANCE - CURRENT DATE	( 59,971.53)	
		<hr/>	
	TOTAL OWNER EQUITY		569,770.50
	TOTAL LIABILITIES AND EQUITY		599,908.78

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
JULY 31, 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 7 MONTHS ENDING JULY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>OPERATING REVENUE</b>							
1-31-3100 COMMON ASSESSMENT	93,718.42	55,623.00	442,359.09	389,361.00	( 52,998.09)	( 13.6)	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	8,547.00	.00	8,547.00	.00	( 8,547.00)	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	9,679.25	9,750.00	29,750.76	29,250.00	( 500.76)	( 1.7)	39,000.00
1-31-3130 TRASH ASSESSMENT	36,858.22	37,000.00	113,412.13	111,000.00	( 2,412.13)	( 2.2)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	2,195.71	2,400.00	17,895.41	16,400.00	( 1,495.41)	( 9.1)	28,000.00
1-31-3520 LATE FEES	718.14	750.00	5,571.21	5,250.00	( 321.21)	( 6.1)	9,000.00
1-31-6500 INTEREST	2.93	2.00	18.81	11.00	( 7.81)	( 71.0)	20.00
1-31-6550 COMCAST FRANCHISE FEE	1,890.88	.00	5,796.00	4,500.00	( 1,296.00)	( 28.8)	9,000.00
1-31-7000 MISCELLANEOUS REVENUES	920.00	200.00	4,546.84	1,200.00	( 3,346.84)	( 278.9)	2,000.00
<b>TOTAL OPERATING REVENUE</b>	<b>154,530.55</b>	<b>105,725.00</b>	<b>627,897.25</b>	<b>556,972.00</b>	<b>( 70,925.25)</b>	<b>( 12.7)</b>	<b>902,500.00</b>
<b>TOTAL FUND REVENUE</b>	<b>154,530.55</b>	<b>105,725.00</b>	<b>627,897.25</b>	<b>556,972.00</b>	<b>( 70,925.25)</b>	<b>( 12.7)</b>	<b>902,500.00</b>

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 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	.0	11,600.00
1-50-4050	8,583.00	8,583.00	51,498.00	60,081.00	8,583.00	8,583.00	14.3	103,000.00
1-50-4060	583.00	583.00	3,498.00	4,081.00	583.00	583.00	14.3	7,000.00
1-50-4070	1,665.00	1,665.00	9,990.00	11,655.00	1,665.00	1,665.00	14.3	20,000.00
1-50-4075	60.00	10.00	600.00	60.00	( 540.00)	( 540.00)	900.0)	100.00
1-50-4090	.00	625.00	5,674.14	4,375.00	( 1,299.14)	( 1,299.14)	29.7)	7,500.00
1-50-4100	400.00	500.00	2,944.95	3,500.00	555.05	555.05	15.9	6,000.00
1-50-4110	1,196.50	592.00	3,570.75	4,144.00	573.25	573.25	13.8	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	9,779.28	16,000.00	6,220.72	6,220.72	38.9	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	90.12	500.00	1,695.93	2,950.00	1,254.07	1,254.07	42.5	5,000.00
1-50-4410	.00	300.00	893.50	1,600.00	706.50	706.50	44.2	2,600.00
1-50-4420	.00	83.00	384.18	583.00	198.82	198.82	34.1	1,000.00
1-50-4450	599.36	750.00	3,111.66	5,250.00	2,138.34	2,138.34	40.7	9,000.00
1-50-4510	.00	.00	1,264.71	.00	( 1,264.71)	( 1,264.71)	.0	.00
1-50-4600	54,442.86	27,230.00	108,885.72	108,920.00	34.28	34.28	.0	190,600.00
1-50-4601	1,282.56	650.00	2,565.12	2,575.00	9.88	9.88	.4	4,500.00
1-50-4604	.00	250.00	.00	250.00	250.00	250.00	100.0	500.00
1-50-4605	9,305.00	3,600.00	15,852.00	14,300.00	( 1,552.00)	( 1,552.00)	( 10.9)	25,000.00
1-50-4606	1,200.00	1,400.00	5,200.00	4,200.00	( 1,000.00)	( 1,000.00)	( 23.8)	7,000.00
1-50-4607	3,210.00	.00	3,210.00	.00	( 3,210.00)	( 3,210.00)	.0	.00
1-50-4608	.00	.00	5,356.00	5,150.00	( 206.00)	( 206.00)	( 4.0)	15,500.00
1-50-4610	1,021.38	2,000.00	2,473.83	4,650.00	2,176.17	2,176.17	46.8	11,000.00
1-50-4620	4,365.75	800.00	5,281.71	2,500.00	( 2,781.71)	( 2,781.71)	( 111.3)	5,000.00
1-50-4630	92.76	700.00	407.76	2,550.00	2,142.24	2,142.24	84.0	4,500.00
1-50-4640	.00	200.00	135.00	800.00	665.00	665.00	83.1	1,000.00
1-50-4650	1,833.60	625.00	2,924.74	4,375.00	1,450.26	1,450.26	33.2	7,500.00
1-50-4660	1,707.05	1,200.00	3,032.05	8,200.00	5,167.95	5,167.95	63.0	14,000.00
1-50-4665	44.95	900.00	2,461.90	5,900.00	3,438.10	3,438.10	58.3	10,000.00
1-50-4670	100.52	500.00	1,185.25	3,000.00	1,814.75	1,814.75	60.5	5,000.00
1-50-4680	1,518.14	2,000.00	3,189.56	7,900.00	4,710.44	4,710.44	59.6	11,000.00
1-50-4700	29,382.62	21,800.00	45,967.00	65,600.00	19,633.00	19,633.00	29.9	110,000.00
1-50-4710	6,725.76	4,000.00	8,889.28	11,000.00	2,110.72	2,110.72	19.2	19,000.00
1-50-4720	25,152.00	11,900.00	88,032.00	82,900.00	( 5,132.00)	( 5,132.00)	( 6.2)	142,000.00

BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 7 MONTHS ENDING JULY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4730 RECYCLE DUMPSTER	3,600.00	1,900.00	13,100.00	12,900.00	( 200.00)	( 200.00)	( 1.6)	22,000.00
1-50-4740 TRASH DUMPSTER	261.84	250.00	2,168.38	1,750.00	( 418.38)	( 418.38)	( 23.9)	3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	2,255.39	3,000.00	13,513.77	17,000.00	3,486.23	3,486.23	20.5	28,000.00
1-50-4760 TELEPHONE	92.79	100.00	550.56	650.00	99.44	99.44	15.3	1,100.00
1-50-4810 STREET SWEEPING	6,000.00	.00	15,000.00	15,000.00	.00	.00	.0	15,000.00
1-50-4835 TRAILS SNOW REMOVAL	.00	.00	2,400.00	2,500.00	100.00	100.00	4.0	5,000.00
1-50-4840 STREET LITTER PICKUP	1,040.00	1,040.00	7,405.00	7,290.00	( 115.00)	( 115.00)	( 1.6)	12,500.00
1-50-4845 TRAILS LITTER PICKUP	515.98	400.00	1,870.50	2,400.00	529.50	529.50	22.1	4,000.00
1-50-7400 INCOME TAX	1,250.00	.00	2,750.00	800.00	( 1,950.00)	( 1,950.00)	( 243.8)	1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	400.00	.00	2,400.00	2,400.00	2,400.00	100.0	4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	10.00	.00	60.00	60.00	60.00	100.0	100.00
TOTAL OPERATING EXPENDITURES	169,822.93	103,346.00	459,962.23	513,099.00	53,136.77	53,136.77	10.4	902,500.00
TOTAL FUND EXPENDITURES	169,822.93	103,346.00	459,962.23	513,099.00	53,136.77	53,136.77	10.4	902,500.00
NET REVENUE OVER EXPENDITURES	( 15,292.38)	2,379.00	167,935.02	43,873.00	( 124,062.02)	( 124,062.02)	( 282.8)	.00

BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 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	13,135.00	.00	26,270.00	26,270.00	.00	.0	52,540.00
2-33-3520 INTEREST	1,164.37	300.00	4,225.35	1,700.00	( 2,525.35)	( 148.6)	2,800.00
TOTAL RESERVE FUND REVENUE	14,299.37	300.00	30,495.35	27,970.00	( 2,525.35)	( 9.0)	55,340.00
<u>TOTAL FUND REVENUE</u>							
	14,299.37	300.00	30,495.35	27,970.00	( 2,525.35)	( 9.0)	55,340.00



BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 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	8,600.00	.00	34,300.00	34,300.00	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	15,323.00	15,000.00	( 323.00)	( 2.2)		22,000.00
2-83-4950	.00	6,500.00	2,177.88	39,000.00	36,822.12	94.4		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	90,466.88	118,300.00	27,833.12	23.5		177,000.00
TOTAL FUND EXPENDITURES	7,661.50	19,100.00	90,466.88	118,300.00	27,833.12	23.5		177,000.00
NET REVENUE OVER EXPENDITURES	6,637.87	( 18,800.00)	( 59,971.53)	( 90,330.00)	( 30,358.47)	( 33.6)		( 121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
07/18	07/03/2018	119	Keith Sheppelman	60.00	M
07/18	07/30/2018	1092	Fifthroom.com	7,661.50	M
07/18	07/02/2018	7835	Battlement Mesa Service Assoc	13,135.00	
07/18	07/02/2018	7836	Dependable Waste Services Inc	14,376.00	
07/18	07/02/2018	7837	HindmanSanchez, P.C.	245.00	
07/18	07/02/2018	7838	Holy Cross Energy	304.83	
07/18	07/02/2018	7839	Jessica Lynn Studios	598.25	
07/18	07/02/2018	7840	Kenneth G. Locker	1,165.00	
07/18	07/02/2018	7841	Lush Green Landscapes	33,471.43	
07/18	07/02/2018	7842	Town of Parachute	118.08	
07/18	07/02/2018	7843	UNCC	44.95	
07/18	07/02/2018	7844	Valley Lumber Company	335.16	
07/18	07/02/2018	7845	VistaWorks	400.00	
07/18	07/17/2018	7846	Battlement Mesa Metro District	48,503.42	
07/18	07/24/2018	7847	Brandon & Jessica Renck	.00	V
07/18	07/17/2018	7848	HD Supply Facilities Maintenance	390.98	
07/18	07/17/2018	7849	Holy Cross Energy	3,892.44	
07/18	07/17/2018	7850	Jessica Lynn Studios	598.25	
07/18	07/17/2018	7851	Lush Green Landscapes	6,351.28	
07/18	07/17/2018	7852	Michael & Jessica Stott	120.25	
07/18	07/17/2018	7853	Walker Electric, Inc.	1,707.05	
07/18	07/17/2018	7854	Waste Management - Carbondal	166.49	
07/18	07/31/2018	7855	B&B Landscape, LLC	1,200.00	
07/18	07/31/2018	7856	Battlement Mesa Metro District	6,000.00	
07/18	07/31/2018	7857	Brandon & Caroline Renck	120.25	
07/18	07/31/2018	7858	CenturyLink	92.79	
07/18	07/31/2018	7859	Dependable Waste Services Inc	14,376.00	
07/18	07/31/2018	7860	Derek Helliwell	120.25	
07/18	07/31/2018	7861	Holy Cross Energy	309.54	
07/18	07/31/2018	7862	Lush Green Landscapes	32,512.08	
07/18	07/31/2018	7863	Valley Lumber Company	1,168.44	
07/18	07/31/2018	7864	Waste Management - Carbondal	95.35	
Grand Totals:				189,640.06	

Architectural Committee- July 2018

Willow Creek	219 Willow Creek	Home Addition	Approved	07-1818
Monument Creek	12 Lupine Ln	Plant trees	Approved	07-18-18
Tamarisk Village	141 W Tamarack	Siding	Approved	07-18-18
Valley View	218 Cliff View	6'ft fence	Approved	07-18-18
Tamarisk Village	11 W Tamarack	Paint house	Approved	07-18-18

Covenant Violation Report/July 2018

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Battlement Creek	0	0	0	0	0	1	1	1.45%
Canyon View	0	0	1	0	0	1	2	2.89%
Eagle's Point	0	6	0	0	0	4	10	14.50%
Fairways	0	0	0	0	0	0	0	0.00%
Mesa Ridge	0	0	0	0	0	0	0	0.00%
Monument Creek	0	19	0	0	0	0	19	27.54%
Stone Ridge	0	0	0	0	0	0	0	0.00%
Reserve	0	1	0	0	0	7	8	11.59%
Tamarisk Meadows	0	16	0	0	0	0	16	23.19%
Tamarisk Village	0	10	0	0	0	1	11	15.95%
Valley View	0	2	0	0	0	0	2	2.89%
Willow Creek	0	0	0	0	0	0	0	0.00%
<b>Total</b>	<b>0</b>	<b>54</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>69</b>	
	<b>0.00%</b>	<b>78.27%</b>	<b>1.44%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>20.29%</b>		



## Manager Report

Date: August 21, 2018  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**R.O.W. Mowing:** A fourth mowing of the right-of-ways has been scheduled for the week of August 20<sup>th</sup>. The majority of the native grasses and cheat grass have been dormant for quite awhile but the alfalfa and rag weed is still growing fast despite the lack of rain this summer.

**Monument Trail Community Fence Project:** The irrigation along the community fences has been moved away from the fence lines and the weed barrier and landscape rock has been installed. The staining of the fences began the week of August 6<sup>th</sup> and is nearly complete and should be wrapped up the week of August 20<sup>th</sup>.

**Turkey Trail Park:** The engineered drawings for the picnic shelter at Turkey Trail Park have been received and the shelter is being shipped, it will be stored at the BMMD maintenance facility until installation begins. I have completed a building permit application for the structure and will be submitting it to Garfield County this week and I expect that a permit should be issued in the next week or so. I have met on-site with the contractor to familiarize him with the location of the shelter to provide an understanding of the site work needed for pouring the concrete pad and the installation of the shelter. I have since done a follow up contact of the contractor to get an update on his schedule to provide a cost proposal.

**Village Entry Signs:** The three village entry signs for the Saddleback areas are now complete and ready for installation. Removal of the old signs is schedule to occur as soon as utility locates have been completed. The newest sign to be located in the rental pad area (Saddleback Creek) required a submittal of a utility permit application as it is located within the Garfield County right-of-way. The utility permit was issued last week.

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*The Colorado Dream*

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**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