

REGULAR MEETING OF THE BOARD OF DIRECTORS
November 20, 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

- October 16, 2018

APPROVAL OF FINANCIAL REPORTS

- October 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

- November 20, 2018

DECLARANT REPORT

NEW BUSINESS

- Appoint Board Member to Battlement Mesa Neighborhood Improvement Organization

UNRESOLVED/WORKING ITEMS

OLD BUSINESS

OTHER BUSINESS

11:00 AM

ADJOURN

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

11-20-18



BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
October 16, 2018

- Present:**
- | | |
|---------------|---|
| Laurel Koning | President, Battlement Creek Village |
| Bob Arrington | Vice President, Willow Creek Village |
| John Shepherd | Sec/Treasurer, Canyon View Village |
| John Keller | Director, The Reserve |
| Al Reuter | Director, Eagle's Point |
| Brad Gates | Director, Fairways |
| John Constine | Director, Mesa Ridge Townhomes |
| Eric Schmela | Declarant, Battlement Mesa Partners |
| Dianna Arnett | Director, Tamarisk Meadows |
| Dale Johnson | Director, Princeton Management Properties |
- Absent Board Members:**
- | | |
|-----------------|-------------------------------|
| Amy Provstgaard | Director, Tamarisk Village |
| Joel Toomey | Director, Stone Ridge Village |
| Brad Hoy | Director, Valley View Village |
| Robert Gross | Director, RHP Properties |
- Also Present:**
- | | |
|----------------|--------------------------|
| Steve Rippy | Association Manager |
| Sherry Loschke | Administrative Assistant |

Community Members Present: Chuck Hall and Keith Sheppelman

OWNERS OPEN FORUM- None

CALL TO ORDER- Director Koning called the meeting to order at 9:03 A.M. Director Koning mentioned to the Board that Dale Johnson will be taking Bert Hyman's place on the Board because Dale is the local Manager of the apartments.

DISCLOSURE OF CONFLICT- None

KIRBY WYNN- GARFIELD COUNTY OIL & GAS LIAISON- Phase I activities: URSA has finished drilling and completing all 52 wells planned for the BMC-B and BMC-D well pads. By early November the wells should be in the low-activity, long-term production phase. As expected with lesser oil and gas activity, during September and early October there were few odor-related complaints received by Mr. Wynn's office related to the oil and gas activity in or near the Battlement Mesa PUD. The situation continues to be monitored closely by Mr. Wynn's office, URSA and state regulators.

County and State Permit Review: 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. The Colorado Oil and Gas Conservation Commission (COGCC) have 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 under review.

SEPTEMBER 18, 2018 MEETING MINUTES- A motion was made by Director Constine and seconded by Director Gates to approve the September 18, 2018 regular meeting minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS- A motion was made by Director Arrington and seconded by Eric Schmela to accept the Financial Reports subject to audit. The motion carried unanimously

COMMITTEE REPORTS

Finance Committee- See attached written report.

Architectural Committee- See attached written report. Mr. Keith Sheppelman reported that there 11 houses being built in the Battlement Mesa Community. Two are completed; one will be completed next week.

Covenant Control Committee- See attached written reports.

Oil & Gas Committee- No written report.

Chuck Hall, Chairman for the Oil & Gas Committee, reported that URSA made a presentation to the Garfield County Commissioners that Phase 1 well pads, B and D, located in the Battlement Mesa PUD are now in production. URSA also reported that no concerns have been detected by the ongoing water sampling around the B Pad development, and that in compliance with the regulations future water sampling will be reduced to an annual water sampling report. URSA further reported that per previous odor complaints at the D Pad the COGCC completed two inspections at the D Pad to review the odor complaints. The water containment tanks were cleaned and scrubbed and the odor issue has been resolved. The D Pad will have additional truck traffic because of hauling water from that pad. It was also noted that any concerns URSA or Mr. Kirby Wynn can be called at any time.

Phase 2 approval has happened for the L Pad on Spencer and the F Pad for the Water Treatment Facility. The A Pad with the injection well is not yet approved. It was indicated that URSA will not start drilling until the A Pad is approved.

Parks & Open Space & Trails Committee-Mr. Steve Rippy is meeting with Jeremy of Lush Green Landscapes for the construction of the picnic structure at Turkey Trail Park.

Associated Governments of Northwest Colorado- See attached reports.

Energy Advisory Board- Director Arrington reported that he and Director Provstgaard attended the EAB meeting which held an election ballot forum.

MANAGER REPORT- See attached written report.

DEVELOPER REPORT- Declarant Schmela reported that they have finished painting the commercial buildings in the Battlement Mesa Commercial Center. Mr. Schmela reported that a new beauty salon will be opening soon at the east end of the commercial center. He further reported that a contract has been renewed with Clark's Market that will hopefully keep the grocery store in that location for many years.

NEW BUSINESS- Director Shepherd made the motion and it was seconded by Director Keller to approve the 2019 meeting dates for the Battlement Mesa Service Association Board Meetings. The motion passed unanimously.

Board members discussed the necessity to increase the annual assessment rate to cover ongoing operational costs while also maintaining adequate reserve funds. The annual assessment has remained at \$296 for approximately 10 years while the costs to operate have been increasing. The proposed increase would be \$4 annually to \$300. In addition the trash contractor increased the monthly service rate for residents from \$15 per month to \$16 therefore the trash assessment needs to be increased \$1 per month to pay for the additional cost of service. The Board directed Mr. Rippey to add the two increases in the 2019 proposed budget.

OTHER BUSINESS- Motion from Director Shepherd and seconded by Director Keller to accept the 2017 Final Audit. The motion passed unanimously.

UNRESOLVED/WORKING ITEMS

ADJOURNMENT

The meeting adjourned at 10:03 am.

HEARING- It was decided by the Board that Hearing time will be moved to 10:00 A.M. The hearing for 203 Limberpine has been postponed until November 20, 2018. Sherry Loschke will contact the owners of 203 Limberpine and find out what the status is of the tenants.

Director Shepherd also wanted to make sure that we follow up on the parking situation on 24 Larkspur.

APPROVED

11-20-18

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
OCTOBER 31, 2018

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK - CHECKING	77,835.71	
1-1060	ALPINE - ARCHITECTURAL ESCROW	22,055.05	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	99,794.61	
1-1151	ACCOUNTS RECEIVABLE	2,028.05	
1-1155	A/R - TAMARISK VILLAGE	6,520.64	
1-1156	TAMARISK VILLAGE OVER/UNDER	(7,904.40)	
1-1165	ACCOUNTS RECEIVABLE - NSF	1,082.14	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS	(26,287.89)	
1-1170	A/R INCOME TAX	68.00	
1-1550	LAND	100.00	
	TOTAL ASSETS		<u>175,342.11</u>

LIABILITIES AND EQUITY

LIABILITIES

1-2059	ACCTS PAYABLE TO RESERVE FUND	10,133.95	
1-2080	CONSTRUCTION DEPOSITS	22,740.00	
1-2220	PREPAID ASSESSMENTS	15,701.38	
	TOTAL LIABILITIES		48,575.33

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	8,794.10	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>117,972.68</u>	
	BALANCE - CURRENT DATE	<u>117,972.68</u>	
	TOTAL OWNER EQUITY		126,766.78
	TOTAL LIABILITIES AND EQUITY		<u>175,342.11</u>

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
OCTOBER 31, 2018

BMSA RESERVE FUND

<u>ASSETS</u>		
2-1020	EDWARD JONES -- CD 1	500,000.00
2-1030	EDWARD JONES -- MM 1	18,400.70
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	199.15
2-1550	ACCTS RECEIVABLE FROM OP FUND	24,213.95
2-1570	LAND 8935 C R 300	49,214.82
	TOTAL ASSETS	<u>592,028.62</u>
 <u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
2-2050	ACCOUNTS PAYABLE	14,478.30
	TOTAL LIABILITIES	14,478.30
 <u>OWNER EQUITY</u>		
2-2800	ACCUMULATED EQUITY (DEFICIT)	(237,331.80)
2-2850	GENERAL RESERVE - REPLACEMENT	451,021.00
2-2860	GENERAL RESERVE - CAPITAL	422,952.83
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	(59,091.71)
	BALANCE - CURRENT DATE	(59,091.71)
	TOTAL OWNER EQUITY	577,550.32
	TOTAL LIABILITIES AND EQUITY	<u>592,028.62</u>

APPROVED
11-20-18

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 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	107,503.30	55,623.00	619,308.89	556,230.00	(63,078.89)	(11.3)	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	9,570.00	9,750.00	39,320.76	39,000.00	(320.76)	(.8)	39,000.00
1-31-3130 TRASH ASSESSMENT	37,073.94	37,000.00	150,486.07	148,000.00	(2,486.07)	(1.7)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	3,866.98	2,300.00	26,594.94	23,400.00	(3,194.94)	(13.7)	28,000.00
1-31-3520 LATE FEES	1,072.01	750.00	7,119.17	7,500.00	380.83	5.1	9,000.00
1-31-6500 INTEREST	1.63	1.00	24.62	16.00	(8.62)	(53.9)	20.00
1-31-6550 COMCAST FRANCHISE FEE	1,989.14	.00	7,785.14	7,000.00	(785.14)	(11.2)	9,000.00
1-31-7000 MISCELLANEOUS REVENUES	640.00	150.00	6,106.84	1,700.00	(4,406.84)	(259.2)	2,000.00
TOTAL OPERATING REVENUE	170,264.00	105,574.00	865,293.43	782,846.00	(82,447.43)	(10.5)	902,500.00
TOTAL FUND REVENUE	170,264.00	105,574.00	865,293.43	782,846.00	(82,447.43)	(10.5)	902,500.00

BATTLEMENT MESA SERVICE ASSOC
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
OPERATING EXPENDITURES							
1-50-4040	13,500.00	.00	13,500.00	11,600.00	(1,900.00)	(16.4)	11,600.00
1-50-4050	8,583.00	8,583.00	77,247.00	85,830.00	8,583.00	10.0	103,000.00
1-50-4060	583.00	583.00	5,247.00	5,830.00	583.00	10.0	7,000.00
1-50-4070	1,665.00	1,665.00	14,985.00	16,650.00	1,665.00	10.0	20,000.00
1-50-4075	240.00	8.00	1,200.00	84.00	(1,116.00)	(1328.6)	100.00
1-50-4080	.00	625.00	5,924.14	6,250.00	325.86	5.2	7,500.00
1-50-4100	640.00	500.00	4,384.95	5,000.00	615.05	12.3	6,000.00
1-50-4110	598.25	592.00	4,767.25	5,920.00	1,152.75	19.5	7,100.00
1-50-4280	.00	.00	.00	.00	.00	.0	12,200.00
1-50-4281	.00	.00	.00	.00	.00	.0	2,200.00
1-50-4300	3,866.43	2,300.00	27,952.54	22,900.00	(5,052.54)	(22.1)	27,500.00
1-50-4350	.00	.00	1,250.00	1,300.00	50.00	3.9	1,300.00
1-50-4360	81.11	500.00	2,075.75	4,250.00	2,174.25	51.2	5,000.00
1-50-4410	129.00	200.00	1,282.50	2,200.00	917.50	41.7	2,600.00
1-50-4420	246.53	83.00	1,019.30	832.00	(187.30)	(22.5)	1,000.00
1-50-4450	200.71	750.00	3,937.16	7,500.00	3,562.84	47.5	9,000.00
1-50-4510	.00	.00	1,264.71	.00	(1,264.71)	.0	.00
1-50-4600	27,221.43	27,220.00	163,328.58	190,600.00	27,271.42	14.3	190,600.00
1-50-4601	641.28	625.00	3,847.68	4,500.00	652.32	14.5	4,500.00
1-50-4604	.00	.00	.00	500.00	500.00	100.0	500.00
1-50-4605	.00	3,500.00	16,287.00	25,000.00	8,713.00	34.9	25,000.00
1-50-4606	120.00	.00	8,725.00	7,000.00	(1,725.00)	(24.6)	7,000.00
1-50-4610	.00	5,150.00	5,356.00	15,500.00	10,144.00	65.5	15,500.00
1-50-4620	325.20	2,000.00	3,183.27	10,650.00	7,466.73	70.1	11,000.00
1-50-4630	183.19	600.00	5,831.27	4,500.00	(1,331.27)	(29.6)	5,000.00
1-50-4640	360.00	550.00	1,202.76	4,500.00	3,297.24	73.3	4,500.00
1-50-4650	.00	.00	135.00	1,000.00	865.00	86.5	1,000.00
1-50-4660	111.89	625.00	4,497.21	6,250.00	1,752.79	28.0	7,500.00
1-50-4665	1,473.85	1,200.00	4,612.65	11,900.00	7,187.35	60.9	14,000.00
1-50-4670	2,475.00	800.00	5,025.35	8,400.00	3,374.65	40.2	10,000.00
1-50-4680	112.82	400.00	1,349.23	4,200.00	2,850.77	67.9	5,000.00
1-50-4700	1,425.25	1,000.00	7,789.26	10,900.00	3,110.74	28.5	11,000.00
1-50-4710	25,591.11	800.00	135,882.75	110,000.00	(25,882.75)	(23.5)	110,000.00
1-50-4720	5,065.92	1,000.00	27,969.60	19,000.00	(8,969.60)	(47.2)	19,000.00
1-50-4730	.00	11,800.00	113,184.00	118,400.00	5,216.00	4.4	142,000.00
	.00	1,800.00	16,750.00	18,400.00	1,650.00	9.0	22,000.00

BATTLEMENT MESA SERVICE ASSOC
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
1-50-4740 TRASH DUMPSTER	95.63	250.00	2,359.41	2,500.00	140.59	3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	2,255.17	2,000.00	20,212.18	24,000.00	3,787.82	28,000.00
1-50-4760 TELEPHONE	94.81	90.00	834.75	920.00	85.25	1,100.00
1-50-4810 STREET SWEEPING	.00	.00	15,000.00	15,000.00	.00	15,000.00
1-50-4835 TRAILS SNOW REMOVAL	.00	800.00	2,400.00	3,300.00	900.00	5,000.00
1-50-4840 STREET LITTER PICKUP	1,040.00	1,040.00	10,525.00	10,410.00	(115.00)	12,500.00
1-50-4845 TRAILS LITTER PICKUP	125.00	300.00	2,245.50	3,400.00	1,154.50	4,000.00
1-50-7400 INCOME TAX	.00	.00	2,750.00	1,200.00	(1,550.00)	1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	300.00	.00	3,400.00	3,400.00	4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	84.00	84.00	100.00
TOTAL OPERATING EXPENDITURES	99,050.38	80,247.00	747,320.75	811,460.00	64,139.25	902,500.00
TOTAL FUND EXPENDITURES	99,050.38	80,247.00	747,320.75	811,460.00	64,139.25	902,500.00
NET REVENUE OVER EXPENDITURES	71,213.62	25,327.00	117,972.68	28,614.00	(146,586.68)	.00

BATTLEMENT MESA SERVICE ASSOC
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 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 ASSESMEN	.00	.00	26,270.00	39,405.00	13,135.00	33.3	52,540.00
2-33-3520 INTEREST	199.08	200.00	6,219.06	2,400.00	(3,819.06)	(159.1)	2,800.00
TOTAL RESERVE FUND REVENUE	199.08	200.00	32,489.06	41,805.00	9,315.94	22.3	55,340.00
TOTAL FUND REVENUE	199.08	200.00	32,489.06	41,805.00	9,315.94	22.3	55,340.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
RESERVE FUND EXPENDITURES								
2-83-4610	.00	8,500.00	.00	60,000.00	60,000.00	100.0	60,000.00	60,000.00
2-83-4640	.00	.00	34,186.00	30,000.00	(4,186.00)	(13.9)	30,000.00	30,000.00
2-83-4675	441.75	.00	16,051.89	22,000.00	5,948.11	27.0	22,000.00	22,000.00
2-83-4950	.00	6,500.00	2,562.88	58,500.00	55,937.12	95.6	65,000.00	65,000.00
2-83-4960	.00	.00	38,800.00	.00	(38,800.00)	.0	.00	.00
TOTAL RESERVE FUND EXPENDITUR	441.75	15,000.00	91,580.77	170,500.00	78,919.23	46.3	177,000.00	177,000.00
TOTAL FUND EXPENDITURES	441.75	15,000.00	91,580.77	170,500.00	78,919.23	46.3	177,000.00	177,000.00
NET REVENUE OVER EXPENDITURES	(242.67)	(14,800.00)	(59,091.71)	(128,695.00)	(69,603.29)	(54.1)	(121,660.00)	(121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
10/18	10/08/2018	124	Keith Sheppelman	240.00	M
10/18	10/01/2018	1095	Battlement Mesa Metro District	441.75	M
10/18	10/08/2018	7894	Battlement Mesa Metro District	42,233.89	
10/18	10/08/2018	7895	G.V. Recreation Center	129.00	
10/18	10/08/2018	7896	HindmanSanchez, P.C.	3,866.43	
10/18	10/08/2018	7897	Holy Cross Energy	316.68	
10/18	10/08/2018	7898	Jessica Lynn Studios	598.25	
10/18	10/08/2018	7899	Kenneth G. Locker	1,165.00	
10/18	10/08/2018	7900	Lush Green Landscapes	27,862.71	
10/18	10/08/2018	7901	Town of Parachute	99.85	
10/18	10/08/2018	7902	VistaWorks	640.00	
10/18	10/08/2018	7903	Waste Management - Carbondal	95.63	
10/18	10/23/2018	7904	Amy Provstgaard	246.53	
10/18	10/23/2018	7905	CenturyLink	94.81	
10/18	10/23/2018	7906	Holy Cross Energy	3,819.75	
10/18	10/23/2018	7907	Lauren Gherardni	120.25	
10/18	10/23/2018	7908	McMahan & Associates, LLC	13,500.00	
10/18	10/23/2018	7909	Mountain Locating LLC	2,475.00	
10/18	10/23/2018	7910	Valley Lumber Company	111.89	
10/18	10/23/2018	7911	Walker Electric, Inc.	1,473.85	
Grand Totals:				99,531.27	

Covenant Violation Report/OCTOBER 2018

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Battlement Creek	0	0	3	0	0	0	3	6.67%
Canyon View	0	0	0	0	0	5	5	10.86%
Eagle's Point	0	1	1	0	0	0	2	4.40%
Fairways	0	0	0	0	0	0	0	0.00%
Mesa Ridge	0	0	1	0	0	0	1	2.51%
Monument Creek	1	2	7	0	0	5	15	32.10%
Stone Ridge	0	2	0	0	0	1	3	6.67%
Reserve	0	1	0	0	0	0	1	1.66%
Tamarisk Meadows	1	7	1	0	0	0	9	19.57%
Tamarisk Village	0	3	3	0	0	0	6	13.05%
Valley View	0	1	0	0	0	0	1	2.51%
Willow Creek	0	0	0	0	0	0	0	0.00%
Total	2	17	16	0	0	11	46	
	4.35%	36.95%	34.78%	0.00%	0.00%	23.92%		

Architectural Committee- Oct 2018

Tamarisk Meadows	27 Baker Hill	Trash	Approved	10-03-18
		Containment		
Willow Creek	91 Willow Creek	Paint Home	Approved	10-03-18
Tamarisk Village	127 E Tamarisk Trl	Fence	Approved	10-03-18

Manager Report

Date: November 20, 2018
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Annual Village Meetings: The annual meetings for the seven BMSA villages were completed the week of November 12th. Three of the villages, Monument Creek Village, Tamarisk Village and Tamarisk Meadows were unable to establish quorums. The other villages, Stone Ridge, Willow Creek, Battlement Creek and The Reserve did have quorums and were able to conduct business. Joel Toomey of Stone Ridge decided not to continue serving as the delegate, Justin Caselman was elected as the new Stone Ridge Delegate.

2019 BMSA Budget: The final budget has been completed and includes a \$4.00 increase in the annual common assessment raising the assessment from \$296.00 to \$300.00 and a \$12.00 increase in the annual trash assessment raising the assessment from \$185.00 to \$197.00. The increase in the annual assessment will generate approximately \$9,000 which will replace the \$7,800 in assessments that are no longer collected from the golf course after it was acquired by the Parachute/Battlement Mesa Park & Recreation District. Because the Park District is a public entity they are not required to pay the annual assessment. The trash assessment has been increased to offset the \$1.00 monthly increase the contractor charges for curbside trash service.

Turkey Trail Park - Picnic Shelter: The picnic shelter is nearing completion as the contractor is now installing the roof shingles. Building inspections have been completed for the foundation and structure both inspections were approved by the building department. Final inspection of the structure is the only inspection remaining and will be completed after the shingles have been installed. If you have time stop by and inspect the new structure it is very attractive and the contractor did an excellent job.

Village Entry Signs: The two Battlement Creek Village signs and the Mesa Ridge sign were installed the week of November 12th. The number of village signs installed at this point is 10. Four additional signs are scheduled to be installed the week of November 26th. Those signs are, one at Willow Creek Village, two at Willow Ridge Apartments and one at Willow Park apartments. A second sign at Willow Creek Village and a second sign at Valley View remain to be produced and installed to complete the village signs.

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