



REGULAR MEETING OF THE BOARD OF DIRECTORS

December 4, 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

- November 20, 2018

APPROVAL OF FINANCIAL REPORTS

- November 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

- December, 2018

DECLARANT REPORT

NEW BUSINESS

- Adopt 2019 Budget
- Approve 2019 Service Contracts

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
12-4-18

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 20, 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-By Proxy
Brad Gates	Director, Fairways
John Constine	Director, Mesa Ridge Townhomes
Amy Provstgaard	Director, Tamarisk Village
Dale Johnson	Director, Princeton Management Properties
Dianna Arnett	Director, Tamarisk Meadows- By Proxy
Eric Schmela	Declarant, Battlement Mesa Partners- By Proxy
Justin Caselman	Director, Stone Ridge Village

Absent Board Members:

Al Reuter	Director, Eagle's Point
Brad Hoy	Director, Valley View Village
Robert Gross	Director, RHP Properties

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

Community Members Present: Keith Sheppelman

OWNERS OPEN FORUM- Keith Sheppelman stated that at the Annual Village Meetings the residents who have lived here for a while show up but the newer residents aren't attending. Director Koning mentioned that her village of Battlement Creek and The Reserve have an email list that they communicate announcements; she suggested that could be a possibility for better communication.

Director Provstgaard stated there were 2 people that showed up for the Annual Village Meeting for Tamarisk Village and a quorum was not established, Stone Ridge had 14 people and a quorum was established, Tamarisk Meadows had 8 people a quorum was not established, Willow Creek had 7 in person and 9 proxies a quorum was established, Battlement Creek had 17 people and 7 by proxy for a total of 24 and a quorum was established. The Reserve had 7 people and 9 proxies a quorum was established.

President Koning said that getting more people involved starts with the delegates. She suggested that the new delegate of Stone Ridge may want to send something out in his village introducing himself.

CALL TO ORDER- Director Koning called the meeting to order at 9:22 A.M. Director Koning introduced Justin Caselman to the Board, he will be taking Joel Toomey's place as the Stone Ridge Director.

DISCLOSURE OF CONFLICT- None

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The Colorado Dream

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QUORUM

A quorum was established for the regular meeting.

KIRBY WYNN-GARFIELD COUNTY OIL 7 GAS LIAISON- Mr. Wynn reported that URSA's D Pad is in production, the Phase II, A Pad and L Pad are still awaiting approval from the COGCC. The D Pad dill cuttings will be removed to the B pad and URSA is installing berms for screening purposes around the B&V Pad in the Town of Parachute. In the next week URSA will also be removing the temporary water line that lies adjacent to County Road 300 and crosses the Colorado River. Mr. Wynn announced that the Energy Advisory Board (EAB) will be holding a meeting, including a meal, on December 6, 2018 at the Garfield County Administration Building, 195 W. 14th Street in Rifle. The meal starts at 5:30 p.m. and the meeting will begin at 6:00 p.m. This month's speakers are the Colorado Parks and Wildlife with the subject of safe guarding wild life and what they do to manage it.

OCTOBER 16, 2018 MEETING MINUTES- A motion was made by Director Constine and seconded by Director Arrington to approve the October 16, 2018 regular meeting minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS- A motion was made by Director Provstgaard and seconded by Director Gates 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 are currently 11 houses being built in the Battlement Mesa Community. Two are completed; with the homes under construction they are completing the outside so they can work inside this winter. President Koning said that some of the homes are spec homes and some are being built for others and they are selling.

Covenant Control Committee- See attached written reports.

Oil & Gas Committee- No written report.

Parks & Open Space & Trails Committee- Mr. Steve Rippy said the construction on the picnic shelter at Turkey Trail Park is nearing completion.

Associated Governments of Northwest Colorado- Director Provstgaard that the AGNC meeting was hosted by Battlement Mesa and we received a lot of compliments of the appearance of the community and the signs.

Energy Advisory Board- Director Arrington reported that it was a short program, there was no educational program so they had a round table meeting with a quick summary, and the next meeting is scheduled for December 6, 2018.

MANAGER REPORT- See attached written report.

DEVELOPER REPORT- None

NEW BUSINESS- None

UNRESOLVED/WORKING ITEMS- None

OLD BUSINESS- A motion was made by Director Shepherd and seconded by Director Gates for a Special Meeting of Delegates in lieu of the Regular Meeting to be held December 4, 2018 at 9:00 a.m. The motion passed unanimously.

OTHER BUSINESS- President Koning asked if any board member would be interested in being a member of the BMNIO Board. Director Provstgaard and Director Gates acknowledged their interest. A vote was taken and Director Provstgaard was appointed to the BMNIO Board.

There will be three (3) new village signs installed at the apartments and one (1) sign at Willow Creek Village a second sign will be installed at Willow Creek at a later date. President Koning would like to check in on solar lighting for the signage in Battlement Mesa.

Steve Rippy reported that he met with Canyon View Manager, Keith Lammey, and a landscape architect to discuss some modification to the common area landscaping in Canyon View. A portion of the Canyon View common area that adjoins the BMSA common area has a ponding issue next to some homes as a result of turf irrigation from the two common areas. Canyon View is looking to modify the landscaping in that area to incorporate xeriscape and inquired whether the BMSA would be willing to work jointly on a plan for both the entities common areas. Mr. Rippy stated the xeriscape modification of the BMSA common areas is one of the priorities listed by the Battlement Mesa Neighborhood Improvement Organization and this project might be a good starting point to gain an understanding of design preferences and cost estimates. Mr. Rippy pointed out that the water costs for irrigation have been over budget the past two years by approximately \$25,000 and it is likely that trend will continue as water rates increase and drought conditions persist. Director Koning agreed that the BMNIO should consider this item at their next meeting as xeriscape can be very attractive as well as provide for cost savings.

ADJOURNMENT

The meeting adjourned at 10:45 am.

Architectural Committee- Nov 2018

Saddleback	103 E Carson	Modular	Approved	11-21-18
Willow Creek	104 Green Mesa	Fence	Approved	11-21-18
First Eagle's Pt	211 Eagle Ridge	New Home	Approved	11-21-18
Monument Creek	23 Lupine	Shed	Denied	11-21-18

Covenant Violation Report/November 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	10%
Canyon View	0	0	0	0	0	0	0	0%
Eagle's Point	0	0	0	0	0	0	0	0%
Fairways	0	0	0	0	0	0	0	0%
Mesa Ridge	0	0	0	0	0	0	0	0%
Monument Creek	1	0	0	0	0	0	1	10%
Stone Ridge	1	0	0	0	0	0	1	10%
Reserve	0	0	0	0	0	0	1	10%
Tamarisk Meadows	2	1	0	0	0	0	3	30%
Tamarisk Village	1	0	2	0	0	0	3	30%
Valley View	0	0	0	0	0	0	0	0%
Willow Creek	0	0	0	0	0	0	0	0%
Total	5	1	2	0	0	2	10	
	50%	10%	20%	0%	0%	20%	100%	100%

Manager Report

Date: December 4, 2018
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Turkey Trail Park: The picnic shelter is completed at Turkey Trail Park and the structure looks very attractive. The concrete pad under the structure was expanded a bit to make easier access for wheel chairs, walkers, etc. In addition a small stone retaining wall was required around the back of the structure due to grade issues with the ground slope. The purchase of picnic tables for the structure will be made in the spring.

Village Signs: The removal of the old signs and prep work for the new village signs for the Willow Park and Willow Ridge Apartments and Willow Creek Village was completed last week. Installation of the new signs is scheduled in the next few weeks. Prep work for the second Valley View sign will be completed in the next couple of weeks with sign installation to follow. Typically the old sign removal and prep work occurs the day before the new sign is installed. To avoid frozen ground the work was completed now.

Spencer Parkway Median Improvements: The landscape improvements have started for the two large medians on Spencer Parkway. Work started with the planting of trees to be followed by the planting of shrubs and installation of the irrigation system. An irrigation tap was found in the second median which is a positive discovery as the plan to landscape the median was to include excavation or boring to extend irrigation into the median. The lack of need to install an irrigation tap should save approximately \$3,000 in the cost of the landscaping.

2019 BMSA Budget: The 2019 budget is included in your packet and the Board needs to take action to approve in order to have the assessment coupons sent out in a timely manner for BMSA members. The Board has reviewed the proposed budget at a previous Board of Directors meeting and Special Meeting of the Delegates the budget remains the same as previously submitted.

2019 BMSA Service Contracts: The service contracts for Management, Covenant Enforcement, Street Litter Pickup, Street Sweeping, Website Maintenance, Trash Service, Bike Path Snow Removal, will need to be renewed. A summary of the BMSA service contracts is included in your packet.

**Battlement Mesa Service Association
2019 Budget**

Operating Fund	2017		2018		2018		2019	
	Actual	Budget	Actual / 10	Year End	Budget	Year End	Budget	Budget
Operating Revenues								
Common Assessment	\$ 677,589	\$ 667,480	\$ 627,856	\$ 663,770	\$ 685,860		\$ 685,860	
Tamarisk Village Front Lawn Assessment	\$ 38,793	\$ 39,000	\$ 39,321	\$ 39,500	\$ 39,000		\$ 39,000	
Fines / Attorney Fees	\$ 49,164	\$ 28,000	\$ 26,595	\$ 31,000	\$ 30,000		\$ 30,000	
Late Fees	\$ 9,812	\$ 9,000	\$ 7,119	\$ 9,000	\$ 9,000		\$ 9,000	
Trash Assessment	\$ 148,411	\$ 148,000	\$ 150,486	\$ 150,500	\$ 158,000		\$ 158,000	
Comcast Franchise Fee	\$ 8,385	\$ 9,000	\$ 7,785	\$ 10,000	\$ 10,000		\$ 10,000	
Interest	\$ 22	\$ 20	\$ 25	\$ 30	\$ 40		\$ 40	
Miscellaneous Revenues	\$ 7,572	\$ 2,000	\$ 6,107	\$ 6,500	\$ 5,000		\$ 5,000	
Total Operating Revenues	\$ 939,748	\$ 902,500	\$ 865,244	\$ 910,300	\$ 936,900		\$ 936,900	
Operating Expenditures								
Audit & Tax Preparation	\$ 13,500	\$ 11,600	\$ 13,500	\$ 13,900	\$ 13,500		\$ 13,500	
Management & Accounting	\$ 93,494	\$ 103,000	\$ 77,247	\$ 103,000	\$ 108,000		\$ 108,000	
Management. & Accounting /Tam. Village	\$ 6,510	\$ 7,000	\$ 5,247	\$ 7,000	\$ 7,000		\$ 7,000	
Covenant Enforcement	\$ 17,969	\$ 20,000	\$ 14,985	\$ 20,000	\$ 20,000		\$ 20,000	
Community Relations	\$ 7,095	\$ 7,500	\$ 5,924	\$ 7,500	\$ 7,500		\$ 7,500	
Website Management	\$ 5,895	\$ 6,000	\$ 4,385	\$ 6,000	\$ 6,000		\$ 6,000	
Newsletter	\$ 7,696	\$ 7,100	\$ 4,767	\$ 7,600	\$ 7,600		\$ 7,600	
Common Area Insurance	\$ 11,580	\$ 12,200	\$ 0	\$ 12,000	\$ 12,200		\$ 12,200	
Directors & Officers Insurance	\$ 1,371	\$ 2,200	\$ 0	\$ 2,000	\$ 1,800		\$ 1,800	
Legal Services	\$ 32,765	\$ 27,500	\$ 27,953	\$ 32,000	\$ 30,000		\$ 30,000	
Membership Fees	\$ 1,250	\$ 1,300	\$ 1,250	\$ 1,300	\$ 1,300		\$ 1,300	
Bank/Credit Card Fees	\$ 2,463	\$ 5,000	\$ 2,076	\$ 2,500	\$ 3,000		\$ 3,000	
Meeting Expenses	\$ 2,667	\$ 2,600	\$ 1,283	\$ 2,600	\$ 2,600		\$ 2,600	
Committee Expenses	\$ 882	\$ 1,000	\$ 1,019	\$ 1,200	\$ 1,000		\$ 1,000	
Architectural Inspections	\$ 360	\$ 100	\$ 1,200	\$ 1,200	\$ 500		\$ 500	
Copy/Postage/Office Supplies	\$ 6,339	\$ 9,000	\$ 3,937	\$ 6,000	\$ 7,500		\$ 7,500	
Flags (Golf Course)	\$ 45	\$ 0	\$ 1,265	\$ 1,300	\$ 1,200		\$ 1,200	
Telephone	\$ 889	\$ 1,100	\$ 835	\$ 900	\$ 1,000		\$ 1,000	
Income Taxes	\$ 1,161	\$ 1,600	\$ 2,750	\$ 2,800	\$ 1,600		\$ 1,600	

Operating Expenditures	2017		2018		2018		2019	
	Actual	Budget	Actual / 10	Year End	Year End	Budget	Budget	
Bad Debts – Write Off	\$ 0	\$ 4,000	\$ 0	\$ 1,000	\$ 1,000	\$ 3,000	\$ 3,000	
Miscellaneous Expenses	\$ 188	\$ 100	\$ 0	\$ 100	\$ 100	\$ 100	\$ 100	
Administrative Total	\$ 214,670	\$ 229,900	\$ 169,623	\$ 231,900	\$ 231,900	\$ 236,400	\$ 236,400	
Landscape Maintenance	\$ 191,477	\$ 190,600	\$ 163,329	\$ 191,500	\$ 191,500	\$ 191,500	\$ 191,500	
Landscape Maintenance / Tam. Village	\$ 4,659	\$ 4,500	\$ 3,848	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	
Foreclosure Property Maintenance	\$ 915	\$ 500	\$ 0	\$ 0	\$ 0	\$ 500	\$ 500	
Right-of-Way/Open Space Maintenance	\$ 26,846	\$ 25,000	\$ 16,287	\$ 26,000	\$ 26,000	\$ 28,000	\$ 28,000	
Tree Trimming/Maintenance	\$ 7,000	\$ 7,000	\$ 8,725	\$ 9,000	\$ 9,000	\$ 7,500	\$ 7,500	
Weed Management	\$ 16,068	\$ 15,500	\$ 5,356	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	
Sprinkler System Maintenance	\$ 6,890	\$ 11,000	\$ 3,183	\$ 8,000	\$ 8,000	\$ 10,000	\$ 10,000	
Tamarisk Village Sprinkler Maintenance	\$ 3,900	\$ 5,000	\$ 5,831	\$ 6,000	\$ 6,000	\$ 5,000	\$ 5,000	
Bench Maintenance	\$ 126	\$ 1,000	\$ 135	\$ 500	\$ 500	\$ 1,000	\$ 1,000	
Fence Maintenance	\$ 4,455	\$ 7,500	\$ 4,497	\$ 6,000	\$ 6,000	\$ 8,000	\$ 8,000	
Waterfall Maintenance	\$ 11,052	\$ 11,000	\$ 7,789	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	
Irrigation Water	\$ 137,409	\$ 110,000	\$ 135,883	\$ 136,000	\$ 136,000	\$ 120,000	\$ 120,000	
Tamarisk Village Irrigation Water	\$ 24,171	\$ 19,000	\$ 27,970	\$ 28,000	\$ 28,000	\$ 22,000	\$ 22,000	
Landscape Maintenance Total	\$ 434,968	\$ 407,600	\$ 382,833	\$ 441,500	\$ 441,500	\$ 425,000	\$ 425,000	
Street Light Maintenance	\$ 25,772	\$ 14,000	\$ 4,613	\$ 10,000	\$ 10,000	\$ 14,000	\$ 14,000	
Street Light – Utility Locates	\$ 5,825	\$ 10,000	\$ 5,025	\$ 6,000	\$ 6,000	\$ 8,000	\$ 8,000	
Street Light Electricity	\$ 25,444	\$ 28,000	\$ 20,212	\$ 26,000	\$ 26,000	\$ 27,000	\$ 27,000	
Street Sign Maintenance	\$ 2,166	\$ 5,000	\$ 1,349	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000	
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
Street Litter Pickup	\$ 12,480	\$ 12,500	\$ 10,525	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	
Trails – Litter Pickup	\$ 2,792	\$ 4,000	\$ 2,246	\$ 3,000	\$ 3,000	\$ 4,000	\$ 4,000	
Trails – Snow Removal	\$ 4,000	\$ 5,000	\$ 2,400	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Trails – Maintenance/Repairs	\$ 1,119	\$ 4,500	\$ 1,203	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000	
Street/Trail Maintenance Total	\$ 94,598	\$ 98,000	\$ 62,573	\$ 81,500	\$ 81,500	\$ 93,500	\$ 93,500	
Trash Services	\$ 141,480	\$ 142,000	\$ 113,184	\$ 151,000	\$ 151,000	\$ 158,000	\$ 158,000	
Trash Dumpster	\$ 3,233	\$ 3,000	\$ 2,359	\$ 3,000	\$ 3,000	\$ 1,500	\$ 1,500	
Recycle Dumpster	\$ 18,600	\$ 22,000	\$ 16,750	\$ 22,000	\$ 22,000	\$ 22,500	\$ 22,500	
Trash Services Total	\$ 163,313	\$ 167,000	\$ 132,293	\$ 176,000	\$ 176,000	\$ 182,000	\$ 182,000	
Total Operating Expenditures	\$ 907,549	\$ 902,500	\$ 747,322	\$ 930,900	\$ 930,900	\$ 936,900	\$ 936,900	
Operating Balance	\$ 32,199	\$ 0	\$ 117,922	\$ 20,600	\$ 20,600	\$ 0	\$ 0	

Reserve Fund

	2017		2018		2018		2019	
	Actual	Budget	Actual / 10	Year End	Year End	Budget	Budget	
Reserve Revenues								
Common Reserve Assessments	\$ 42,240	\$ 52,540	\$ 26,270	\$ 47,200	\$ 47,200	\$ 34,140	\$ 34,140	
Book to Market Adjustment-EJ	\$ 173	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Interest on Reserves	\$ 4,903	\$ 2,800	\$ 6,219	\$ 7,500	\$ 7,500	\$ 6,000	\$ 6,000	
Transfer from Operating Budget	\$ 1,260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Reserve Revenues Total	\$ 48,576	\$ 55,340	\$ 32,489	\$ 54,700	\$ 54,700	\$ 40,140	\$ 40,140	

	2017		2018		2018		2019	
	Actual	Budget	Actual / 10	Year End	Year End	Budget	Budget	
Reserve Expenditures								
Capital Replacement / Fences	\$ 12,335	\$ 30,000	\$ 34,166	\$ 65,000	\$ 65,000	\$ 35,000	\$ 35,000	
Capital Replacement / Village Signage	\$ 2,178	\$ 65,000	\$ 2,563	\$ 3,000	\$ 3,000	\$ 0	\$ 0	
Capital Repair/Replacement / Street Lights	\$ 0	\$ 0	\$ 38,800	\$ 38,800	\$ 38,800	\$ 0	\$ 0	
Capital Replacement / Common Area (Trees)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,000	\$ 10,000	
Capital Repair / Trails	\$ 13,374	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Capital Repair / Waterfall	\$ 1,260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Capital Improvements (Turkey Trail Park)	\$ 144,223	\$ 22,000	\$ 16,052	\$ 32,500	\$ 32,500	\$ 0	\$ 0	
Capital Improvements / Parkway Medians	\$ 99,748	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Miscellaneous Expenses	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Total Reserve Expenses	\$ 273,121	\$ 177,000	\$ 91,581	\$ 139,300	\$ 139,300	\$ 45,000	\$ 45,000	
Reserve Balance	[\$ 224,545]	[\$ 121,660]	[\$ 59,294]	[\$ 84,600]	[\$ 84,600]	[\$ 4,860]	[\$ 4,860]	

	2017		2018		2018		2019	
	Actual	Budget	Actual / 10	Year End	Year End	Budget	Budget	
Year End Reserve Fund Balance	\$ 605,508	\$ 433,590	\$ 518,401	\$ 493,700	\$ 493,700	\$ 488,840	\$ 488,840	

Manager Report

Date: December 4, 2018

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

Turkey Trail Park: The picnic shelter is completed at Turkey Trail Park and the structure looks very attractive. The concrete pad under the structure was expanded a bit to make easier access for wheel chairs, walkers, etc. In addition a small stone retaining wall was required around the back of the structure due to grade issues with the ground slope. The purchase of picnic tables for the structure will be made in the spring.

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**Battlement Mesa Service Association
2019 Budget**

Operating Fund

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Miscellaneous Revenues	\$ 7,572	\$ 2,000	\$ 6,107	\$ 6,500	\$ 5,000
Total Operating Revenues	\$ 939,748	\$ 902,500	\$ 865,244	\$ 910,300	\$ 936,900
Operating Expenditures					
Audit & Tax Preparation	\$ 13,500	\$ 11,600	\$ 13,500	\$ 13,900	\$ 13,500
Management & Accounting	\$ 93,494	\$ 103,000	\$ 77,247	\$ 103,000	\$ 108,000
Management. & Accounting /Tam. Village	\$ 6,510	\$ 7,000	\$ 5,247	\$ 7,000	\$ 7,000
Covenant Enforcement	\$ 17,969	\$ 20,000	\$ 14,985	\$ 20,000	\$ 20,000
Community Relations	\$ 7,095	\$ 7,500	\$ 5,924	\$ 7,500	\$ 7,500
Website Management	\$ 5,895	\$ 6,000	\$ 4,385	\$ 6,000	\$ 6,000
Newsletter	\$ 7,696	\$ 7,100	\$ 4,767	\$ 7,600	\$ 7,600
Common Area Insurance	\$ 11,580	\$ 12,200	\$ 0	\$ 12,000	\$ 12,200
Directors & Officers Insurance	\$ 1,371	\$ 2,200	\$ 0	\$ 2,000	\$ 1,800
Legal Services	\$ 32,765	\$ 27,500	\$ 27,953	\$ 32,000	\$ 30,000
Membership Fees	\$ 1,250	\$ 1,300	\$ 1,250	\$ 1,300	\$ 1,300
Bank/Credit Card Fees	\$ 2,463	\$ 5,000	\$ 2,076	\$ 2,500	\$ 3,000
Meeting Expenses	\$ 2,667	\$ 2,600	\$ 1,283	\$ 2,600	\$ 2,600
Committee Expenses	\$ 882	\$ 1,000	\$ 1,019	\$ 1,200	\$ 1,000
Architectural Inspections	\$ 360	\$ 100	\$ 1,200	\$ 1,200	\$ 500
Copy/Postage/Office Supplies	\$ 6,339	\$ 9,000	\$ 3,937	\$ 6,000	\$ 7,500
Flags (Golf Course)	\$ 45	\$ 0	\$ 1,265	\$ 1,300	\$ 1,200
Telephone	\$ 889	\$ 1,100	\$ 835	\$ 900	\$ 1,000
Income Taxes	\$ 1,161	\$ 1,600	\$ 2,750	\$ 2,800	\$ 1,600

Operating Expenditures	2017		2018		2018		2019	
	Actual	Budget	Actual / 10	Year End	Year End	Budget	Budget	
Bad Debts -- Write Off	\$ 0	\$ 4,000	\$ 0	\$ 1,000	\$ 1,000	\$ 3,000	\$ 3,000	
Miscellaneous Expenses	\$ 188	\$ 100	\$ 0	\$ 100	\$ 100	\$ 100	\$ 100	
Administrative Total	\$ 214,670	\$ 229,900	\$ 169,623	\$ 231,900	\$ 231,900	\$ 236,400	\$ 236,400	
Landscape Maintenance	\$ 191,477	\$ 190,600	\$ 163,329	\$ 191,500	\$ 191,500	\$ 191,500	\$ 191,500	
Landscape Maintenance / Tam. Village	\$ 4,659	\$ 4,500	\$ 3,848	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	
Foreclosure Property Maintenance	\$ 915	\$ 500	\$ 0	\$ 0	\$ 0	\$ 500	\$ 500	
Right-of-Way/Open Space Maintenance	\$ 26,846	\$ 25,000	\$ 16,287	\$ 26,000	\$ 26,000	\$ 28,000	\$ 28,000	
Tree Trimming/Maintenance	\$ 7,000	\$ 7,000	\$ 8,725	\$ 9,000	\$ 9,000	\$ 7,500	\$ 7,500	
Weed Management	\$ 16,068	\$ 15,500	\$ 5,356	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	
Sprinkler System Maintenance	\$ 6,890	\$ 11,000	\$ 3,183	\$ 8,000	\$ 8,000	\$ 10,000	\$ 10,000	
Tamarisk Village Sprinkler Maintenance	\$ 3,900	\$ 5,000	\$ 5,831	\$ 6,000	\$ 6,000	\$ 5,000	\$ 5,000	
Bench Maintenance	\$ 126	\$ 1,000	\$ 135	\$ 500	\$ 500	\$ 1,000	\$ 1,000	
Fence Maintenance	\$ 4,455	\$ 7,500	\$ 4,497	\$ 6,000	\$ 6,000	\$ 8,000	\$ 8,000	
Waterfall Maintenance	\$ 11,052	\$ 11,000	\$ 7,789	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	
Irrigation Water	\$ 137,409	\$ 110,000	\$ 135,883	\$ 136,000	\$ 136,000	\$ 120,000	\$ 120,000	
Tamarisk Village Irrigation Water	\$ 24,171	\$ 19,000	\$ 27,970	\$ 28,000	\$ 28,000	\$ 22,000	\$ 22,000	
Landscape Maintenance Total	\$ 434,968	\$ 407,600	\$ 382,833	\$ 441,500	\$ 441,500	\$ 425,000	\$ 425,000	
Street Light Maintenance	\$ 25,772	\$ 14,000	\$ 4,613	\$ 10,000	\$ 10,000	\$ 14,000	\$ 14,000	
Street Light -- Utility Locates	\$ 5,825	\$ 10,000	\$ 5,025	\$ 6,000	\$ 6,000	\$ 8,000	\$ 8,000	
Street Light Electricity	\$ 25,444	\$ 28,000	\$ 20,212	\$ 26,000	\$ 26,000	\$ 27,000	\$ 27,000	
Street Sign Maintenance	\$ 2,166	\$ 5,000	\$ 1,349	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000	
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
Street Litter Pickup	\$ 12,480	\$ 12,500	\$ 10,525	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	
Trails -- Litter Pickup	\$ 2,792	\$ 4,000	\$ 2,246	\$ 3,000	\$ 3,000	\$ 4,000	\$ 4,000	
Trails -- Snow Removal	\$ 4,000	\$ 5,000	\$ 2,400	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Trails -- Maintenance/Repairs	\$ 1,119	\$ 4,500	\$ 1,203	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000	
Street/Trail Maintenance Total	\$ 94,598	\$ 98,000	\$ 62,573	\$ 81,500	\$ 81,500	\$ 93,500	\$ 93,500	
Trash Services	\$ 141,480	\$ 142,000	\$ 113,184	\$ 151,000	\$ 151,000	\$ 158,000	\$ 158,000	
Trash Dumpster	\$ 3,233	\$ 3,000	\$ 2,359	\$ 3,000	\$ 3,000	\$ 1,500	\$ 1,500	
Recycle Dumpster	\$ 18,600	\$ 22,000	\$ 16,750	\$ 22,000	\$ 22,000	\$ 22,500	\$ 22,500	
Trash Services Total	\$ 163,313	\$ 167,000	\$ 132,293	\$ 176,000	\$ 176,000	\$ 182,000	\$ 182,000	
Total Operating Expenditures	\$ 907,549	\$ 902,500	\$ 747,322	\$ 930,900	\$ 930,900	\$ 936,900	\$ 936,900	
Operating Balance	\$ 32,199	\$ 0	\$ 117,922	\$ 20,600	\$ 20,600	\$ 0	\$ 0	

Reserve Fund

	2017	2018		2018		2019
	Actual	Budget	Actual / 10	Year End	Budget	Budget
Reserve Revenues						
Common Reserve Assessments	\$ 42,240	\$ 52,540	\$ 26,270	\$ 47,200	\$ 34,140	\$ 34,140
Book to Market Adjustment-EJ	\$ 173	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest on Reserves	\$ 4,903	\$ 2,800	\$ 6,219	\$ 7,500	\$ 6,000	\$ 6,000
Transfer from Operating Budget	\$ 1,260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Reserve Revenues Total	\$ 48,576	\$ 55,340	\$ 32,489	\$ 54,700	\$ 40,140	\$ 40,140

	2017	2018		2018		2019
	Actual	Budget	Actual / 10	Year End	Budget	Budget
Reserve Expenditures						
Capital Replacement / Fences	\$ 12,335	\$ 30,000	\$ 34,166	\$ 65,000	\$ 35,000	\$ 35,000
Capital Replacement / Village Signage	\$ 2,178	\$ 65,000	\$ 2,563	\$ 3,000	\$ 0	\$ 0
Capital Repair/Replacement / Street Lights	\$ 0	\$ 0	\$ 38,800	\$ 38,800	\$ 0	\$ 0
Capital Replacement / Common Area (Trees)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,000	\$ 10,000
Capital Repair / Trails	\$ 13,374	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Capital Repair / Waterfall	\$ 1,260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Capital Improvements (Turkey Trail Park)	\$ 144,223	\$ 22,000	\$ 16,052	\$ 32,500	\$ 0	\$ 0
Capital Improvements / Parkway Medians	\$ 99,748	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0
Miscellaneous Expenses	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Reserve Expenses	\$ 273,121	\$ 177,000	\$ 91,581	\$ 139,300	\$ 45,000	\$ 45,000
Reserve Balance	[\$ 224,545]	[\$ 121,660]	[\$ 59,294]	[\$ 84,600]	[\$ 4,860]	[\$ 4,860]

	2017	2018		2018		2019
	Actual	Budget	Actual / 10	Year End	Budget	Budget
Year End Reserve Fund Balance	\$ 605,508	\$ 433,590	\$ 518,401	\$ 493,700	\$ 488,840	\$ 488,840

**Battlement Mesa Service Association
Service Contract Renewals 2019**

Contract Service	2018 Annual Cost	2019 Annual Cost	Term
<u>BMSA Management:</u>			
BMMD	\$110,000	\$115,000	1 Year
<u>Covenant Enforcement:</u>			
BMMD	\$20,000	\$20,000	1 Year
<u>Landscape Maintenance:</u>			
Lush Green Landscapes	\$190,550	\$190,550	2 Year
<u>TMV Irrigation Maintenance:</u>			
Lush Green Landscapes	\$4,500	\$4,500	2 Year
<u>Newsletter Production:</u>			
Jessica Lynn Studios	\$6,720	\$6,720	1 Year
<u>Website Maintenance:</u>			
Vista Works	\$4,800	\$4,800	3 Year
<u>Street Litter Pickup:</u>			
Ken & Rose Mary Locker	\$12,480	\$12,480	1 Year
<u>Trail Litter Pickup:</u>			
Ken & Rose Mary Locker	\$1,500	\$1,500	1 Year
<u>Curb-Side Trash Service:</u>			
Dependable Waste Services	\$151,000	\$160,500	1 Year
<u>Weed Management:</u>			
Mountain Lawn, LLC	\$15,500	\$15,500	1 Year
<u>Street Sweeping:</u>			
BMMD	\$15,000	\$15,000	1 Year
<u>Bike Path Snow Removal:</u>			
Lush Green Landscapes	\$4,000	\$4,000	2 Year

**Battlement Mesa Service Association
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Lush Green Landscapes	\$4,500	\$4,500	2 Year
<u>Newsletter Production:</u>			
Jessica Lynn Studios	\$6,720	\$6,720	1 Year
<u>Website Maintenance:</u>			
Vista Works	\$4,800	\$4,800	3 Year
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Ken & Rose Mary Locker	\$12,480	\$12,480	1 Year
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<u>Curb-Side Trash Service:</u>			
Dependable Waste Services	\$151,000	\$160,500	1 Year
<u>Weed Management:</u>			
Mountain Lawn, LLC	\$15,500	\$15,500	1 Year
<u>Street Sweeping:</u>			
BMMD	\$15,000	\$15,000	1 Year
<u>Bike Path Snow Removal:</u>			
Lush Green Landscapes	\$4,000	\$4,000	2 Year