



REGULAR MEETING OF THE BOARD OF DIRECTORS  
MARCH 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

Morgan Hill, GC Environmental Health Specialist Report

APPROVAL OF MINUTES

- February 20, 2018 Regular Meeting Minutes

APPROVAL OF FINANCIAL REPORTS

- February 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

DEVELOPER REPORT

NEW BUSINESS

- Voting by Mail in Lieu of Meeting

OLD BUSINESS

OTHER BUSINESS

UNRESOLVED/WORKING ITEMS

11:00 AM

ADJOURN

HEARINGS

*The Colorado Dream*

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**APPROVED**  
3-20-18

 **BATTLEMENT MESA**  
**Service Association**

**BATTLEMENT MESA SERVICE ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**FEBRUARY 20, 2018**

Present:

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
John Constine	Director, Mesa Ridge Townhomes
Robert Gross	Director, RHP Properties
John Keller	Director, The Reserve
Joel Toomey	Director, Stone Ridge Village
Dianna Arnett	Director, Tamarisk Meadows
Amy Provstgaard	Director, Tamarisk Village

Absent Board Members:

Eric Schmela	Declarant, Battlement Mesa Partners
Brad Hoy	Director, Valley View Village
Al Reuter	Director, First Eagle's Point

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

Community Members Present: Brad Gates, Bill Stroop, Chuck Hall

**OWNERS OPEN FORUM**

Mary Lee Morlang with the Parachute/Battlement Mesa Trail Group gave a presentation for the Battle On The Mesa event on Saturday, April 28, 2018 it was moved to New Business on the agenda.

Brad Gates introduced himself as the new Delegate for Fairway Villas

**CALL TO ORDER**

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

**DISCLOSURE OF CONFLICT**

None

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

Kirby Wynn, Garfield County Oil and Gas Liaison reported that he has provided recent oil and gas related information in the BMSA monthly newsletter. He encouraged anyone with any issue during the rig move or operations at the D Pad reach out to him at any time at 970-987-2557 or to Community Counts, the State of Colorado, URSA-John Doose at 970-379-0008 or the URSA 24 Hour Hot Line at 970-620-2787.

Director Toomey inquired about what kind of issues had been reported. Mr. Kirby stated there had been one complaint about noise on the D Pad and in order to remedy the complaint URSA adjusted their work schedule on the weekends.

Mr. Wynn also reported that there will be an Energy Advisory Board meeting March 1, 2018 at 5:30 pm, at that meeting Steward Ellsworth, Chief State Inspector will give a report regarding changes on flow line regulations. March 1, 2018 at 10:00 AM to Noon at the Rifle CMC Conference Room there will be Northwest Colorado Oil and Gas Forum presentation from Stewart Ellsworth and the State Land Board.

There will be an Air Monitoring report in March.

Page 1 of 5

*The Colorado Dream*

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**JANUARY 16, 2018 MEETING MINUTES**

A motion was made by Director Arrington and seconded by Director Toomey to approve the January 16, 2018 regular meeting minutes. The motion carried unanimously.

**FINANCIAL REPORTS**

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

**COMMITTEE REPORTS**

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

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

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

**Oil & Gas Committee**- Chuck Hall, with the Oil and Gas Committee reported that URSA has completed drilling on both A & D Pads and fracked the B Pad. Phase 2 involving the A Pad, L Pad, by the Grace Bible Church, and F Pad was approved by Board of County Commissioners with conditions.

Director Shepard asked about the air monitoring per a report from Morgan Hill. Mr. Hall reported that according to Ms. Hill's report there has been nothing detected during the testing that would indicate any effect on resident's health.

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

**Associated Governments of Northwest Colorado**- Director Provstgaard reported that the first meeting of the year will be in Rifle on February 21, 2018 and she plans to attend.

**Energy Advisory Board**- Director Arrington and Director Provstgaard will attend the April 18th and 19th Energy Symposium in Rifle, Colorado at Grand River Medical Facility Conference Room.

**MANAGER REPORT**

See attached written report.

Mr. Rippy reported that URSA has provided a \$125,000 donation to the Battlement Mesa Neighborhood Improvement Organization (BMNIO) to be used toward community improvement projects in Battlement Mesa. Director Koning stated that the BMNIO Board of Directors had reviewed the community prioritized list of improvements and the funds will most likely be used toward signage improvements, landscaping around the new signs, possible lighting for the signage and median landscaping.



**DEVELOPER REPORT**

Declarant Eric Schmela was not in attendance

**NEW BUSINESS**

A motion was made by Director Keller and seconded by Director Shepard to approve \$300 be donated to the Parachute/Battlement Mesa Trails Group for the April 28, 2018 Battle On The Mesa Event and permission be granted to use BMSA trails. The motion carried unanimously.

**OLD BUSINESS**

None

**OTHER BUSINESS**

None

**UNRESOLVED/WORKING ITEMS**

Director Koning reviewed the unresolved/working items report.

**HEARING CONTINUATION**

**24 Larkspur Place**

The hearing was opened at 10:10 am.

Mr. Stroop was in attendance at the hearing. Prior to providing his opening statement Mr. Stroop questioned whether the 2006 resolution or 2014 resolution governing the hearing procedures would be followed. Mr. Rippy responded that the 2014 resolution would be the document followed for the hearing.

Mr. Stroop began his opening statement by notifying the board that he was a retired attorney licensed in the State of Florida.

Director Koning asked whether Mr. Stroop or his parents were the actual owner of the property. Mr. Rippy reported that prior to the hearing Mr. Stroop had provided him with an executed deed that does provide proof that Mr. Stroop has an ownership interest in the property.

Mr. Stroop continued his opening statement by providing testimony as to why he believed his vehicle qualified as a van rather than a recreational vehicle (RV) while providing a photo of a vehicle (RV) that is universally identified by most as an RV. Mr. Stroop pointed out that his vehicle does not resemble the vehicle in the photo.

Mr. Stroop presented additional testimony that Mr. Rippy had provided him with dates and times covenant enforcement employees had patrolled Canyon View Village identifying 21 patrols in 2016 and 31 patrols in 2017. Mr. Stroop testified that his vehicle had been parked at the residence on 4 of the dates identified in 2016 and 11 of the dates in 2017 and no violations were issued. Therefore, the covenant enforcement employee must have seen the vehicle and determined it was not a violation and therefore issued no letter of violation during the times it was parked at the residence in 2016 and 2017. Mr. Stroop stated that based upon his request to Mr. Rippy there were only two complaints registered about this vehicle during 2016 and 2017 and the complaints did not occur until November of 2017.

Mr. Stroop presented additional testimony related to the size of his vehicle stating that his vehicle is a Mercedes "Sprinter" van. Mr. Stroop stated that Mr. Rippy had previously provided information to the board about a Mercedes "Sprinter" traveler van that had a height of 110.5". Mr. Stroop testified that he believed his van is a "Sprinter" cargo van and the specifications indicate a height of 107". Mr. Stroop presented additional testimony as to the size of the vehicle stating that if you combined the three dimension limitations of the covenant (100" height, 90" width, 25' length) the total cubic area of those dimensions are equal to 1561.87 cubic feet while the dimensions of his van are only equal to 1435.18 cubic feet.

Director Koning asked Mr. Stroop if he was close to being finished with his opening statement as his presentation has taken 40 minutes at this point. Mr. Stroop responded that he was not yet finished. Director Gross asked if Mr. Stroop has made his points because his presentation is becoming redundant. Mr. Stroop responded that he is open to questions or discussion back and forth of his points during his presentation.

Director Toomey asked Mr. Stroop how he could know for sure his vehicle was parked at the property during the exact time the covenant enforcement employee patrolled the village in light of the fact that he used the vehicle for his daily driving to the store and other errands.

Director Toomey also asked if the vehicle had a bed. Mr. Stroop responded that it had a sofa that folded out into a bed. Director Toomey asked if the vehicle had a sink. Mr. Stroop responded that it did have a sink. Director Tommey stated that in his opinion it is an RV and should not be parked at the residence.

Director Arrington stated the Board of Directors could consider each of the covenant size limitation on an individual basis when considering whether the vehicle qualified as oversize and if the dimensions of the vehicle exceed any of those individual limits it is considered oversize.

Director Shepherd stated that he lives in the same neighborhood as Mr. Stroop and that Mr. Stroop's father became ill in 2016 and the vehicle would show up as Mr. Stroop would come to visit his ailing father. The vehicle would leave and be gone for lengthy periods of time and then return as Mr. Stroop was spending time with his ailing father. Director Shepherd stated that he and the neighbors did not complain as they were sympathetic to the family situation. In about September of 2017 Mr. Stroop's mother was placed in a nursing home and Mr. Stroop is now living at the residence and the neighbors feel it is time for Mr. Stroop to remove the vehicle.

Community Member and Canyon View Village President, Jo Darnell, stated that the neighbors in the Canyon View community hadn't complained previously about the vehicle because they knew that Mr. Stroop was there to assist his ailing father and mother. Ms. Darnell stated that residents are not happy that Mr. Stroop continues to park his vehicle at the residence now that his parents are no longer living at the residence and he has had time to find a place to park the vehicle elsewhere, it is clearly in violation of the covenant rules and the vehicle needs to be moved.

Director Koning asked Mr. Stroop if he had anything else to present and Mr. Stroop responded, no.

The hearing concluded at 10:58 am.

Director Koning reopened the regular meeting. Director Shepherd made a motion seconded by Director Provstgaard to go into executive session at 11:00 am to discuss the testimony and information provided at the hearing concerning the violations associated with 24 Larkspur Place. The motion carried unanimously. The board of directors came out of executive session at 11:09 am.





Director Keller made a motion and seconded by Director Arrington that the vehicle is an oversized/recreational vehicle and is in violation of the covenants. The vehicle at 24 Larkspur Place must be removed from the Service Association Area by March 1, 1018. If the vehicle is not removed by this date a \$25.00 per day violation will be assessed against the property. The motion carried unanimously.

**ADJOURNMENT**

The meeting adjourned at 11:15 am.

**BMSA****Operating Fund**

Operating Revenues	2014		2015		2016		2017		2018		2018 / 02	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual
Common Assessment	\$ 616,791	\$ 644,138	\$ 650,854	\$ 677,589	\$ 667,480	\$ 119,754						
Tamarisk Village Front Lawn Assessment	\$ 38,463	\$ 39,235	\$ 38,773	\$ 38,793	\$ 39,000	\$ 10,008						
Fines & Attorney Fees	\$ 80,321	\$ 27,652	\$ 41,135	\$ 49,164	\$ 28,000	\$ 3,687						
Late Fees	\$ 9,970	\$ 9,556	\$ 8,718	\$ 9,812	\$ 9,000	\$ 2,088						
Trash Assessment	\$ 147,924	\$ 148,829	\$ 149,308	\$ 148,411	\$ 148,000	\$ 38,084						
Comcast Franchise Fee	\$ 9,594	\$ 10,611	\$ 6,780	\$ 8,385	\$ 9,000	\$ 2,028						
Interest	\$ 22	\$ 18	\$ 18	\$ 22	\$ 20	\$ 4						
Miscellaneous Revenues	\$ 11,193	\$ 32,322	\$ 9,377	\$ 7,572	\$ 2,000	\$ 600						
<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>\$ 176,253</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	\$ 8,583						
Management & Accounting - TMV. Front Lawn	\$ 6,000	\$ 6,500	\$ 6,500	\$ 6,510	\$ 7,000	\$ 583						
Covenant Enforcement Services	\$ 16,800	\$ 18,200	\$ 16,800	\$ 17,969	\$ 20,000	\$ 1,665						
Community Relations	\$ 6,962	\$ 6,986	\$ 8,177	\$ 7,095	\$ 7,500	\$ 382						
Website Management	\$ 5,575	\$ 6,535	\$ 5,945	\$ 5,895	\$ 6,000	\$ 800						
Newsletter Production	\$ 6,050	\$ 7,150	\$ 4,950	\$ 7,696	\$ 7,100	\$ 592						
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	\$ 3,790						
Membership Fees	\$ 1,230	\$ 1,220	\$ 1,470	\$ 1,250	\$ 1,300	\$ 1,000						
Bank/Credit Card Fees	\$ 12,063	\$ 14,893	\$ 7,391	\$ 2,463	\$ 5,000	\$ 882						
Meeting Expenses	\$ 3,635	\$ 2,789	\$ 2,537	\$ 2,667	\$ 2,600	\$ 144						
Committee Expenses	\$ 155	\$ 0	\$ 22	\$ 882	\$ 1,000	\$ 0						
Architectural Inspections	\$ 0	\$ 805	\$ 120	\$ 360	\$ 100	\$ 0						
Copy/Postage/Office Supplies	\$ 7,941	\$ 8,750	\$ 12,139	\$ 6,339	\$ 9,000	\$ 1,010						
Storage Lease	\$ 780	\$ 780	\$ 520	\$ 0	\$ 0	\$ 0						
Flags / Golf Course	\$ 1,331	\$ 425	\$ 1,935	\$ 45	\$ 0	\$ 0						

Operating Expenditures	2014		2015		2016		2017		2018		2018 / 02	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual	Actual
Telephone	\$ 944	\$ 975	\$ 1,028	\$ 1,161	\$ 1,100	\$ 91						
Income Taxes	\$ 500	\$ 1,477	\$ 1,600	\$ 1,440	\$ 1,600	\$ 0						
Bad Debts – Write Off	\$ 27,365	\$ 39,559	\$ 1,542	\$ 0	\$ 4,000	\$ 0						
Miscellaneous Expenses	\$ 0	\$ 2,861	\$ 0	\$ 188	\$ 100	\$ 0						
<b>Administrative Total</b>	<b>\$ 232,181</b>	<b>\$ 256,524</b>	<b>\$ 218,179</b>	<b>\$ 214,670</b>	<b>\$ 229,900</b>	<b>\$ 19,522</b>						
Landscape Maintenance	\$ 185,656	\$ 190,550	\$ 190,550	\$ 191,477	\$ 190,600	\$ 0						
Landscape Maintenance - Tamarisk Village	\$ 4,489	\$ 4,489	\$ 4,489	\$ 4,659	\$ 4,500	\$ 0						
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	\$ 0						
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	\$ 0						
Sprinkler System Maintenance	\$ 10,533	\$ 11,081	\$ 7,950	\$ 6,890	\$ 11,000	\$ 382						
Sprinkler Maintenance – Tamarisk Village	\$ 4,873	\$ 5,178	\$ 3,448	\$ 3,900	\$ 5,000	\$ 183						
Bench Maintenance	\$ 137	\$ 0	\$ 4,420	\$ 126	\$ 1,000	\$ 0						
Fence Maintenance	\$ 6,062	\$ 9,170	\$ 11,107	\$ 4,455	\$ 7,500	\$ 0						
Waterfall Maintenance	\$ 12,964	\$ 12,190	\$ 8,020	\$ 11,052	\$ 11,000	\$ 20						
Irrigation Water	\$ 99,054	\$ 112,293	\$ 130,904	\$ 137,409	\$ 110,000	\$ 58						
Irrigation Water - Tamarisk Village	\$ 17,819	\$ 15,194	\$ 18,836	\$ 24,171	\$ 19,000	\$ 0						
<b>Landscape Maintenance Total</b>	<b>\$ 387,905</b>	<b>\$ 405,539</b>	<b>\$ 428,955</b>	<b>\$ 434,968</b>	<b>\$ 407,600</b>	<b>\$ 4,643</b>						
Street Light Maintenance	\$ 21,277	\$ 14,816	\$ 17,057	\$ 25,772	\$ 14,000	\$ 1,260						
Street Light Utility Locates	\$ 0	\$ 9,080	\$ 11,900	\$ 5,825	\$ 10,000	\$ 28						
Street Light Electricity	\$ 42,328	\$ 25,126	\$ 27,412	\$ 25,444	\$ 28,000	\$ 2,248						
Street Sign Maintenance	\$ 6,304	\$ 4,772	\$ 2,067	\$ 2,166	\$ 5,000	\$ 113						
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 0						
Street Litter Pickup	\$ 12,480	\$ 12,505	\$ 12,480	\$ 12,480	\$ 12,500	\$ 2,080						
Trails – Litter Pickup	\$ 3,304	\$ 4,069	\$ 3,965	\$ 2,792	\$ 4,000	\$ 620						
Trails – Snow Removal	\$ 4,400	\$ 6,950	\$ 3,500	\$ 4,000	\$ 5,000	\$ 1,600						
Trails – Maintenance & Repairs	\$ 10	\$ 300	\$ 1,327	\$ 1,119	\$ 4,500	\$ 0						
<b>Streets/Trails Maintenance Total</b>	<b>\$ 105,103</b>	<b>\$ 92,618</b>	<b>\$ 94,708</b>	<b>\$ 94,598</b>	<b>\$ 98,000</b>	<b>\$ 7,949</b>						



	2014	2015	2016	2017	2018	2018 / 02
Operating Expenditures	Actual	Actual	Actual	Actual	Budget	Actual
Trash Services	\$ 141,480	\$ 141,480	\$ 141,480	\$ 141,480	\$ 142,000	\$ 25,152
Trash Dumpster	\$ 2,391	\$ 3,022	\$ 3,023	\$ 3,233	\$ 3,000	\$ 632
Recycle Dumpster	\$ 13,250	\$ 13,250	\$ 13,000	\$ 18,600	\$ 22,000	\$ 3,650
Trash Services Total	\$ 157,121	\$ 157,752	\$ 157,503	\$ 163,313	\$ 167,000	\$ 29,434
<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>\$ 61,548</b>

**BMSA Operating Balance**      \$ 31,968    [ \$ 72 ]    \$ 5,618    \$ 32,199    \$ 0    \$114,705

### Reserve Fund

Reserve Revenues	2014	2015	2016	2017	2018	2018 / 02
	Actual	Actual	Actual	Actual	Budget	Actual
Community Reserve Assessments	\$ 99,510	\$ 74,320	\$ 59,337	\$ 42,240	\$ 52,540	\$ 0
Book to Market Adjustment – EJ	\$ 367	[\$ 472]	\$ 968	\$ 173	\$ 0	\$ 0
Interest on Reserves	\$ 2,314	\$ 2,530	\$ 3,213	\$ 4,903	\$ 2,800	\$ 639
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>\$ 639</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	\$ 0
Capital Repair/Replacement (Waterfall)	\$ 0	\$ 0	\$ 13,231	\$ 1,260	\$ 0	\$ 0
Capital Repair/Replacement (Village Signs)	\$ 0	\$ 0	\$ 0	\$ 2,178	\$ 65,000	\$ 0
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	\$ 0
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>\$ 38,800</b>

### Operating Reserve Balance

[ \$ 41,872 ] [ \$ 14,211 ] \$ 8,209 [ \$ 224,545 ] [ \$ 121,600 ] [ \$ 38,161 ]

### Reserve Fund Balance

2014	2015	2016	2017	2018	2018 / 02
Actual	Actual	Actual	Actual	Budget	Actual
\$828,747	\$755,942	\$787,757	\$605,508	\$ 433,590	\$ 539,132

**APPROVED**  
3-20-18

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
FEBRUARY 28, 2018

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING	225,702.86	
1-1060	ALPINE - ARCHITECTURAL ESCROW	4,249.65	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	94,898.75	
1-1151	ACCOUNTS RECEIVABLE	2,210.05	
1-1155	A/R -- TAMARISK VILLAGE	6,815.04	
1-1156	TAMARISK VILLAGE OVER/UNDER	( 10,360.40)	
1-1165	ACCOUNTS RECEIVABLE - NSF	841.64	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS	( 28,365.01)	
1-1170	A/R INCOME TAX	28.00	
1-1550	LAND	100.00	
	TOTAL ASSETS		<u>296,170.58</u>

LIABILITIES AND EQUITY

LIABILITIES

1-2059	ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060	CONSTRUCTION DEPOSITS	4,100.00	
1-2220	PREPAID ASSESSMENTS	126,260.64	
	TOTAL LIABILITIES		155,774.59

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>114,702.89</u>	
	BALANCE - CURRENT DATE	<u>114,702.89</u>	
	TOTAL OWNER EQUITY		140,395.99
	TOTAL LIABILITIES AND EQUITY		<u>296,170.58</u>

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
FEBRUARY 28, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	600,000.00	
2-1030	EDWARD JONES -- MM 1	( 66,382.01)	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	5,513.83	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
	TOTAL ASSETS		<u>613,760.59</u>

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	22,180.00	
	TOTAL LIABILITIES		22,180.00

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	( 38,161.44)	
	BALANCE - CURRENT DATE	( 38,161.44)	
	TOTAL OWNER EQUITY		591,580.59
	TOTAL LIABILITIES AND EQUITY		<u>613,760.59</u>

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
FEBRUARY 28, 2018

FUND 3

ASSETS

3-1070 ALPINE BMNIO	125,002.24	
TOTAL ASSETS		<u>125,002.24</u>

LIABILITIES AND EQUITY

OWNER EQUITY

UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	<u>125,002.24</u>	
BALANCE - CURRENT DATE		<u>125,002.24</u>
TOTAL OWNER EQUITY		125,002.24
TOTAL LIABILITIES AND EQUITY		<u>125,002.24</u>



BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 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	( 159.98)	.00	119,753.53	166,870.00	47,116.47	28.2	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	( 2.16)	.00	10,007.84	9,750.00	257.84	( 2.6)	39,000.00
1-31-3121 TAM VILL FY OVER/UNDER	.00	.00	.00	.00	.00	.0	.00
1-31-3130 TRASH ASSESSMENT	( 29.02)	.00	38,083.67	37,000.00	1,083.67	( 2.9)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	2,778.85	2,300.00	3,686.55	4,600.00	913.45	19.9	28,000.00
1-31-3520 LATE FEES	761.07	750.00	2,088.43	1,500.00	588.43	( 39.2)	9,000.00
1-31-3540 GRANT REVENUE	.00	.00	.00	.00	.00	.0	.00
1-31-6500 INTEREST	1.96	1.00	4.04	3.00	1.04	( 34.7)	20.00
1-31-6550 COMCAST FRANCHISE FEE	.00	.00	2,027.98	.00	2,027.98	.0	9,000.00
1-31-6600 STREET SWEEPING DONATIONS	.00	.00	.00	.00	.00	.0	.00
1-31-7000 MISCELLANEOUS REVENUES	360.00	150.00	600.00	300.00	300.00	( 100.0)	2,000.00
<b>TOTAL OPERATING REVENUE</b>	<b>3,710.72</b>	<b>3,201.00</b>	<b>176,252.04</b>	<b>220,023.00</b>	<b>43,770.96</b>	<b>19.9</b>	<b>902,500.00</b>
<b>NON-OPERATING REVENUE</b>							
1-41-7140 BOOK TO MARKET ADJ -- EJ	.00	.00	.00	.00	.00	.0	.00
<b>TOTAL NON-OPERATING REVENUE</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>	<b>.00</b>
<b>TOTAL FUND REVENUE</b>	<b>3,710.72</b>	<b>3,201.00</b>	<b>176,252.04</b>	<b>220,023.00</b>	<b>43,770.96</b>	<b>19.9</b>	<b>902,500.00</b>

BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 2 MONTHS ENDING FEBRUARY 28, 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	.00	11,600.00
1-50-4050	8,583.00	8,583.00	8,583.00	17,166.00	8,583.00	8,583.00	50.0	103,000.00
1-50-4060	583.00	583.00	583.00	1,166.00	583.00	583.00	50.0	7,000.00
1-50-4070	1,665.00	1,665.00	1,665.00	3,330.00	1,665.00	1,665.00	50.0	20,000.00
1-50-4075	.00	8.00	.00	16.00	16.00	16.00	100.0	100.00
1-50-4080	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4090	210.00	625.00	382.19	1,250.00	867.81	867.81	69.4	7,500.00
1-50-4100	400.00	500.00	800.00	1,000.00	200.00	200.00	20.0	6,000.00
1-50-4110	592.00	592.00	592.00	1,184.00	592.00	592.00	50.0	7,100.00
1-50-4190	.00	.00	.00	.00	.00	.00	.0	.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
1-50-4285	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4300	3,789.85	2,300.00	3,789.85	4,500.00	710.15	710.15	15.8	27,500.00
1-50-4310	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4350	.00	.00	1,000.00	1,000.00	.00	.00	.0	1,300.00
1-50-4360	442.35	375.00	882.11	750.00	( 132.11)	( 132.11)	17.6	5,000.00
1-50-4410	.00	200.00	144.00	400.00	256.00	256.00	64.0	2,600.00
1-50-4420	.00	84.00	.00	168.00	168.00	168.00	100.0	1,000.00
1-50-4450	1,010.41	750.00	1,010.41	1,500.00	489.59	489.59	32.6	9,000.00
1-50-4470	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4510	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4560	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4600	.00	.00	.00	.00	.00	.00	.0	190,600.00
1-50-4601	.00	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4604	.00	.00	.00	.00	.00	.00	.0	500.00
1-50-4605	.00	.00	.00	.00	.00	.00	.0	25,000.00
1-50-4606	4,000.00	.00	4,000.00	.00	( 4,000.00)	( 4,000.00)	.0	7,000.00
1-50-4607	.00	.00	.00	.00	.00	.00	.0	.00
1-50-4608	.00	.00	.00	.00	.00	.00	.0	15,500.00
1-50-4610	382.45	.00	382.45	.00	( 382.45)	( 382.45)	.0	11,000.00
1-50-4620	183.19	.00	183.19	.00	( 183.19)	( 183.19)	.0	5,000.00
1-50-4630	.00	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4640	.00	.00	.00	.00	.00	.00	.0	1,000.00
1-50-4650	.00	625.00	.00	1,250.00	1,250.00	1,250.00	100.0	7,500.00
1-50-4660	1,260.00	1,200.00	1,260.00	2,200.00	940.00	940.00	42.7	14,000.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4665 UTILITY LOCATES	27.55	800.00	27.55	1,600.00	1,572.45	98.3	10,000.00	
1-50-4670 STREET SIGN MAINTENANCE	112.68	400.00	112.68	800.00	687.32	85.9	5,000.00	
1-50-4680 WATERFALL MAINTENANCE	20.35	50.00	20.35	100.00	79.65	79.7	11,000.00	
1-50-4700 IRRIGATION WATER	57.95	50.00	57.95	100.00	42.05	42.1	110,000.00	
1-50-4710 IRRIGATION WATER - TAM VILLAGE	.00	.00	.00	.00	.00	.0	19,000.00	
1-50-4720 TRASH SERVICE	12,576.00	11,800.00	25,152.00	23,600.00	( 1,552.00)	( 6.6)	142,000.00	
1-50-4730 RECYCLE DUMPSTER	1,600.00	1,800.00	3,650.00	3,600.00	( 50.00)	( 1.4)	22,000.00	
1-50-4740 TRASH DUMPSTER	317.79	250.00	632.39	500.00	( 132.39)	( 26.5)	3,000.00	
1-50-4750 STREET LIGHT ELECTRICITY	2,247.55	2,000.00	2,247.55	4,000.00	1,752.45	43.8	28,000.00	
1-50-4760 TELEPHONE	91.08	90.00	91.08	180.00	88.92	49.4	1,100.00	
1-50-4810 STREET SWEEPING	.00	.00	.00	.00	.00	.0	15,000.00	
1-50-4820 VACANT LOT MOWING	.00	.00	.00	.00	.00	.0	.00	
1-50-4830 SNOW REMOVAL	.00	.00	.00	.00	.00	.0	.00	
1-50-4835 TRAILS SNOW REMOVAL	800.00	800.00	1,600.00	1,700.00	100.00	5.9	5,000.00	
1-50-4840 STREET LITTER PICKUP	1,040.00	1,040.00	2,080.00	2,090.00	10.00	.5	12,500.00	
1-50-4845 TRAILS LITTER PICKUP	495.40	300.00	620.40	600.00	( 20.40)	( 3.4)	4,000.00	
1-50-7100 OPERATING CONTINGENCY	.00	.00	.00	.00	.00	.0	.00	
1-50-7400 INCOME TAX	.00	.00	.00	.00	.00	.0	1,600.00	
1-50-7500 BAD DEBTS - WRITE OFF	.00	300.00	.00	600.00	600.00	100.0	4,000.00	
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	16.00	16.00	100.0	100.00	
TOTAL OPERATING EXPENDITURES	42,487.60	37,778.00	61,549.15	76,366.00	14,816.85	19.4	902,500.00	
NON-OPERATING EXPENDITURES								
1-91-7120 TRANSFER TO RESERVE FUND	.00	.00	.00	.00	.00	.0	.00	
TOTAL NON-OPERATING EXPENDITURE	.00	.00	.00	.00	.00	.0	.00	
TOTAL FUND EXPENDITURES	42,487.60	37,778.00	61,549.15	76,366.00	14,816.85	19.4	902,500.00	
NET REVENUE OVER EXPENDITURES	( 38,776.88)	( 34,577.00)	114,702.89	143,657.00	28,954.11	20.2	.00	

BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE FUND REVENUE</b>							
2-33-3100 COMMUNITY RESERVE ASSESSMEN	.00	.00	.00	.00	.00	.0	52,540.00
2-33-3110 DEVELOPER RESERVE ASSESSMENT	.00	.00	.00	.00	.00	.0	.00
2-33-3520 INTEREST	5.36	200.00	638.56	400.00 (	238.56)	( 59.6)	2,800.00
2-33-3530 EJ BOOK TO MARKET ADJUSTMENT 1	.00	.00	.00	.00	.00	.0	.00
2-33-3531 EJ BOOK TO MARKET ADJUSTMENT 2	.00	.00	.00	.00	.00	.0	.00
2-33-3540 GRANT REVENUE	.00	.00	.00	.00	.00	.0	.00
2-33-3900 TRANSFER FROM OPERATING FUND	.00	.00	.00	.00	.00	.0	.00
<b>TOTAL RESERVE FUND REVENUE</b>	<b>5.36</b>	<b>200.00</b>	<b>638.56</b>	<b>400.00 (</b>	<b>238.56)</b>	<b>( 59.6)</b>	<b>55,340.00</b>
<b>TOTAL FUND REVENUE</b>	<b>5.36</b>	<b>200.00</b>	<b>638.56</b>	<b>400.00 (</b>	<b>238.56)</b>	<b>( 59.6)</b>	<b>55,340.00</b>

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE FUND EXPENDITURES</b>							
2-83-4610	.00	.00	.00	.00	.00	.0	60,000.00
2-83-4620	.00	.00	.00	.00	.00	.0	.00
2-83-4625	.00	.00	.00	.00	.00	.0	.00
2-83-4630	.00	.00	.00	.00	.00	.0	.00
2-83-4640	.00	.00	.00	.00	.00	.0	30,000.00
2-83-4650	.00	.00	.00	.00	.00	.0	.00
2-83-4660	.00	.00	.00	.00	.00	.0	.00
2-83-4670	.00	.00	.00	.00	.00	.0	.00
2-83-4675	.00	.00	.00	.00	.00	.0	22,000.00
2-83-4680	.00	.00	.00	.00	.00	.0	.00
2-83-4900	.00	.00	.00	.00	.00	.0	.00
2-83-4950	.00	6,500.00	.00	6,500.00	6,500.00	100.0	65,000.00
2-83-4960	.00	.00	38,800.00	.00	( 38,800.00)	.0	.00
<b>TOTAL RESERVE FUND EXPENDITUR</b>	.00	6,500.00	38,800.00	6,500.00	( 32,300.00)	( 496.9)	177,000.00
<b>TOTAL FUND EXPENDITURES</b>	.00	6,500.00	38,800.00	6,500.00	( 32,300.00)	( 496.9)	177,000.00
<b>NET REVENUE OVER EXPENDITURES</b>	5.36	( 6,300.00)	( 38,161.44)	6,100.00	32,061.44	525.6	( 121,660.00)



GL Period	Check Issue Date	Check Number	Payee	Check Amount
02/18	02/13/2018	7734	Battlement Mesa Metro District	11,145.95
02/18	02/13/2018	7735	Bob Arrington	105.00
02/18	02/13/2018	7736	Garfield County Treasurer	105.00
02/18	02/13/2018	7737	HD Supply Facilities Maintenance	370.40
02/18	02/13/2018	7738	HindmanSanchez, P.C.	3,789.85
02/18	02/13/2018	7739	Holy Cross Energy	524.41
02/18	02/13/2018	7740	Kenneth G. Locker	1,165.00
02/18	02/13/2018	7741	Lush Green Landscapes	800.00
02/18	02/13/2018	7742	Town of Parachute	57.95
02/18	02/13/2018	7743	UNCC	27.55
02/18	02/13/2018	7744	VistaWorks	400.00
02/18	02/13/2018	7745	Walker Electric, Inc.	538.70
02/18	02/13/2018	7746	Waste Management - Carbondal	317.79
02/18	02/27/2018	7747	Canyon View HOA	125.00
02/18	02/27/2018	7748	CenturyLink	91.08
02/18	02/27/2018	7749	Dependable Waste Services Inc	14,176.00
02/18	02/27/2018	7750	Holy Cross Energy	2,236.81
02/18	02/27/2018	7751	Jennifer G. Perez	755.46
02/18	02/27/2018	7752	Jessica Lynn Studios	592.00
02/18	02/27/2018	7753	Walker Electric, Inc.	721.30
02/18	02/27/2018	7754	White River Tree Services	4,000.00
Grand Totals:				<u>42,045.25</u>

Architectural Committee- Feb 2018

Stone Ridge	39 Lodgepole Cr	Install Dog Kennel	Approved	02-07-18
Tamarisk Meadows	38 Goldfield Ct	Park in Gravel	Approved	02-21-18
Reserve	284 Meadow Creek	Build new house	Approved	02-21-18

Covenant Violation Report/February 2018 of Total

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violation
Monument Creek	0	3	2	0	0	0	5	17.24%
Battlement Creek	0	0	1	0	0	0	1	3.44%
The Reserve	0	0	0	0	0	0	0	0.00%
Willow Creek	1	0	0	0	0	0	1	3.44%
Tamarisk Village	3	4	6	0	0	0	13	44.83%
Tamarisk Meadows	0	0	2	0	0	0	2	6.89%
Stone Ridge	0	1	1	0	0	0	2	6.89%
Valley View	0	0	1	0	0	0	1	3.44%
Eagles Point	0	1	1	0	0	0	2	6.89%
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	2	0	0	0	2	6.89%
<b>Total</b>	<b>4</b>	<b>9</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	
	13.79%	31.03%	55.17%	0.00%	0.00%	0.00%		



## Manager Report

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

**Monument Creek Village Sign:** The Monument Creek Village entry sign was installed on Tuesday, March 13<sup>th</sup>. The sign looks very good and Carlson Memorial did an excellent job with the installation. I have asked Eric Short, Lush Green Landscapes, to meet with me and review the landscape area around the sign to come up with a landscape design that improves the visibility, better compliments the sign, and improves the overall appearance. The plan would include removal of the few remaining shrubs, modify existing irrigation from sprinklers to drip, install landscape rock to match the medians and plant a few new shrubs. The landscape portion of the project will help to identify cost estimates for future landscape improvements for new sign installations.

**Fence Improvement Project - Monument Trail:** The fence staining / landscape improvements adjacent to Monument Trail is now completed. The contractor, Lush Green Landscapes will now begin the fence staining / landscape improvements adjacent to the common area along Monument Trail.

**Street Sweeping:** The first sweeping of the residential streets is set to begin the week of March 19<sup>th</sup>. The first sweeping will include all residential streets in each of the villages. In addition the Battlement Mesa Metropolitan District will also begin sweeping the 4-lane county roads within Battlement Mesa.

**Monument Creek Village - Delegate Election:** A resolution for a mail-in election for the Monument Creek Delegate position is included in your packet. The resolution authorizes the members of Monument Creek to elect a delegate in lieu of holding a meeting of the members. The BMSA has conducted several mail-in elections in the past and our experience has been an increased participation by members in the election process. The delegate position is vacant as a result of the resignation of former delegate John Johnson.

**Open Space Adjacent to Stone Quarry Road:** Our office continues to receive complaints of ATV's and motorbikes riding in the BMSA open space adjacent to Stone Quarry Road. I walked the area this past week to visually assess the impact to the terrain by the motorized vehicles. It is clear that the vehicles are causing rutting in areas that are susceptible to erosion and erosion is apparent in some areas. There are a lot of foot trails which indicates the area does get traffic from hikers and walkers. In the past we have installed additional signage to try and eliminate the vehicle traffic but it appears that people are ignoring the signs. I will be installing 4 additional signs on existing street posts that are specific to "no motorized vehicles." However, I think we should have the Battlement Mesa Neighborhood Improvement Organization consider installing a split rail fence along Stone Quarry Road to further reduce motorized access to the property.

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: [BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)

## WORK IN PROGRESS/UNRESOLVED/PENDING ITEMS

1. August 2017- Move sprinklers and stain fences along Monument Creek Trail. **In progress**
2. December 2017- Repair/replace club sign along W. Battlement Parkway.
3. Landscape Improvements around Monument and signage.
4. Flagpoles Status (Lighting Repairs).





## NOTICE OF RESOLUTIONS

Notice is hereby given that the Board of Directors of the Battlement Mesa Service Association, of the County of Garfield, State of Colorado will consider the adoption of a Resolution Voting by Mail in Lieu of a Meeting for Monument Creek Village on the below-listed date and time at the Grand Valley Recreation Center, 398 Arroyo Drive, Battlement Mesa, Colorado.

Tuesday, March 20, 2018 at 9:00 a.m.

This meeting is open to the public.

By Order of the Board of Directors  
Battlement Mesa Service Association  
John Shepherd, Secretary

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: [BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)

**RESOLUTION  
OF THE  
BATTLEMENT MESA SERVICE ASSOCIATION  
REGARDING VOTING BY MAIL IN LIEU OF A MEETING**

**SUBJECT:** Action to be taken by the Members of Monument Creek Village, Delegate Area #4 of the Battlement Mesa Service Association via a mail vote in lieu of a meeting.

**PURPOSE:** To approve the election of a Delegate for Delegate Area #4 via a mail vote, as permitted by the Bylaws, in lieu of holding a meeting of the Members of Delegate Area #4.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**RESOLUTION:**

WHEREAS, the office for the Delegate of Monument Creek Village, Delegate Area #4 has become vacant; and

WHEREAS, the Association desires to conduct the election of a Delegate for Delegate Area #4 via a mail ballot in lieu of a meeting of the Members of Delegate Area #4.

NOW THEREFORE, the Board of Directors of the Association hereby resolves to conduct the election of a Delegate for Delegate Area #4 via a mail ballot in lieu of a meeting of the Members of Delegate Area #4, as permitted in Article 4, Section 4.13 of the Amended and Restated Bylaws of Battlement Mesa Service Association

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Association, certifies that the foregoing resolution was approved by the Board of Directors of the Association at a duly held meeting on March 20, 2018, and the undersigned has subscribed his/her name on

\_\_\_\_\_  
Date

**BATTLEMENT MESA SERVICE ASSOCIATION,**  
a Colorado nonprofit corporation,

By: \_\_\_\_\_  
President