



Approved 03.21.17

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 21, 2017

Present:	Laurel Koning Bob Arrington John Shepherd Eric Schmela John Johnson Joel Toomey Dianna Arnett Amy Provstgaard John Keller Brad Hoy	President, Battlement Creek Village Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners Director, Monument Creek Village Director, Stone Ridge Village Director, Tamarisk Meadows Director, Tamarisk Village Director, The Reserve Director, Valley View Village
Absent:	Denise Gallegos George Smith John Constine	Declarant, Battlement Mesa Partners Director, Fairway Villas Director, Mesa Ridge Townhomes
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Kirby Wynn	Chuck Hall

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Koning called the meeting to order at 9:02 am.

**DISCLOSURE OF CONFLICT**

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

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

Mr. Wynn reported the Garfield County is working on URSA Resource's pre-application paperwork for the A, L & M pads.

Mr. Wynn reported that, as of today, URSA has 36 months to complete work on the D pad.

Mr. Wynn reported that the public hearing for the BMP application to change the zone text amendment for the A pad is scheduled for March 8, 2017 at 6:00 pm in Glenwood Springs.

Mr. Wynn reported that the next EAB meeting is scheduled for March 2, 2017 at 5:30 pm at the Garfield County Administration building in Rifle.

**JANUARY 17, 2016 MEETING MINUTES**

A motion was made by Director Keller and seconded by Director Toomey to accept the January 17, 2017 regular meeting minutes as presented. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Schmela and seconded by Director Provstgaard to approve the January 2017 financial statements; subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

**Finance Committee**-See attached report.

**Architectural Committee**-No meeting/report.

**Covenant Control Committee**-See attached report.

**Oil & Gas Committee**-See attached report.

Chuck Hall will talk to Matt Honeycutt with URSA regarding giving a presentation about injection wells at the March 21, 2017 BMSA Meeting.

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

Mr. Rippe reported that he will contact the architect for Turkey Trail Park and have them get the bid packages sent out.

**Associated Governments of Northwest Colorado**-No report

**Energy Advisory Board**-No report.

Director Arrington reported that Stuart Ellsworth gave a presentation on injection wells at the January 2017 EAB meeting. Director Arrington stated that he believes some of the information that was given was incorrect and that he has asked Mr. Ellsworth for his data source.

**MANAGER REPORT**

See attached report.

**DEVELOPER REPORT**

Declarant Schmela reported that the Winterfest went very well.

Declarant Schmela reported that the zone text amendment has been amended to allow injection wells only on the BMC A pad.

Declarant Schmela reported that AIG is accepting all offers on the BM properties until Thursday, February 23, 2017. There have been about 20 groups come through to tour the properties.

Declarant Schmela reported that Battlement Mesa Metropolitan District held a special meeting on Thursday, February 16, 2017 regarding the proposed development of the BMC A pad and associated injection wells. Declarant Schmela reported that if the zone text amendment and injection well is approved for pad A then the M pad would not be built. URSA will use pads A & L to drill the area where pad M was supposed to be built.

**NEW BUSINESS****Approve 2017 Street Sweeping Contract**

A motion was made by Director Hoy and seconded by Director Keller to approve the 2017 street sweeping contract for \$15,000 for 2 sweepings with the ability to have a 3<sup>rd</sup> sweeping for an additional \$3,000. The motion carried unanimously.

**Kiwanis Request**

A motion was made by Director Hoy and seconded by Director Keller be a gold sponsor for \$500 and 2 golfers for the Kiwanis golf tournament. Director Keller and John Koning will play for this sponsorship. The motion carried with Director Arrington abstaining.

**OLD BUSINESS**

None

**OTHER BUSINESS**

None

**UNRESOLVED/WORKING ITEMS**

Director Koning asked if the annual meeting committee had met. Amie Martin, administrative assistant, reported that the meeting has been scheduled at the GVRC, the food has been ordered and the post cards have been completed.

Director Koning asked if the covenant review committee had met. Director Hoy stated that the meeting had to be cancelled due to a family emergency for one of the member. Director Hoy and Provstgaard will schedule a new meeting date.

Director Koning asked if the URSA funds committee had met. See attached report.

**ADJOURNMENT**

The meeting adjourned at 10:18 am.

Violation Report / January - 2017

Village	Maintenance			Animal Complaint	Inoperable or Abandoned		Other	Total	Percent of Total Violation
	Trash Can	of Property	Parking		Vehicle				
Monument Creek	12	4	14	1	3		1	35	35.7%
Battlement Creek	2		1	1				4	4.1%
The Reserve			2		2			4	4.1%
Willow Creek	4	1	5					10	10.2%
Tamarisk Village	9	3	3					15	15.3%
Tamarisk Meadows	6		8					14	14.3%
Stone Ridge Village		1	2					3	3.1%
Valley View	2	2	1				1	6	6.1%
1 <sup>st</sup> Eagles Point			3					3	3.1%
Fairways		1						1	1.0%
Mesa Ridge	1							1	1.0%
Canyon View	1				1			2	2.0%
Total	37	12	39	2	6		2	98	
Percent	37.7%	12.2%	39.8%	2.0%	6.1%		2.0%		

## **Overview of the Oil and Gas Committee.**

•At the Direction of the Board of Directors monitor and report on energy issues affecting the Battlement Mesa Planned Unit Development (PUD) and/or energy issues outside the PUD if those issues could affect the health and welfare of Battlement Mesa residents. Also, provide a communication outlet between the energy industry, Energy Advisory Board, Local Government Designee and the BMSA.

1. The Committee shall review and monitor energy issues in the Battlement Mesa area and report to the Board of Directors.
2. The Committee shall meet, when necessary, with energy companies to gather information about their activities and/or communicate concerns.
3. The Committee shall make every attempt to achieve the desired outcome by negotiation rather than confrontation on issues involving energy companies.
4. The Committee may from time to time hold informational gatherings with the mineral extraction industry, BMSA Board of Directors and community members.
5. The Committee shall make requests of the Board of Directors for approval of all expenditures.
6. As requested by the Board of Directors, conduct other committee related duties as assigned.
7. Review its own performance annually and submit a report to the Board of Directors identifying what had been accomplished by the Committee.

## **Oil & Gas Committee Activities:**

### **Current Focus**

- Continued review URSA's Phase 1 and Phase 2 planned activities for the Battlement Mesa Planned Unit Development (PUD).
- Follow activities in the BMSA area

### **Activities**

- URSA is currently:
  - Boring the hole between the B and D Pads for the water line. It is a 12 inch hole for the water pipe that is to be pulled through the bore hole today. The bore for the gas line pipes will start soon.
  - The Ursa rig will be moved from the B&V Pad in Parachute to the D Pad until the pad is ready the for drilling to begin on the D Pad. Once the rig is removed from the B&V completions will begin.
  - BMC and Ursa are requesting a change to the land use to allow injection wells within the PUD. The purpose for the injection wells is to reduce truck traffic while the wells are producing water. It is estimated there could be up to 120 water trucks a day within the PUD to handle the water if the injection wells are not allowed.
  - URSA is in the process of preparing the documents to submit to Garfield County and the COGCC for the planned phase 2 activities. Included within those plans is the suggested move of the L Pad from the end of the golf driving range to location off of Spencers road. This would enable the pad to be larger with the possibility of eliminating the Pad which is planned close to the 6th green on the golf course.
  - A discussion of an injection well was conducted by Matt Honeycutt that was very informative.

### **Manager Report**

Date: February 21, 2017

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

**URSA Donation of Funds /Committee Meeting:** The sub-committee appointed by the Board of Directors met on January 26<sup>th</sup>. I have included in your packet a complete report on the meeting of committee members that discussed the future donation of URSA funds to the BMSA.

**Covenant Enforcement:** Covenant enforcement services were provided, on a weekly basis, for the month of January. Ninety-eight (98) total violations were documented with violation letters mailed to owners and copied to tenants. The largest number of documented violations were related to parking infractions including primarily the parking of trailers and parking on gravel areas adjacent to driveways. The second most common violations were trashcans left out beyond the permitted timeframe after trash pickup. A complete report of violations is included in your packet.

**Street Sweeping Contract:** Included in your packet is a copy of the street sweeping contract between the BMSA and the Battlement Mesa Metropolitan District (BMMD). This contract is identical to all of the previous contracts with the BMMD that have been utilized since 2009. The contract price remains the same at \$15,000. The contract price includes one sweeping in all villages and a second sweeping in the Tamarisk Villages, Monument Creek, Stone Ridge, Willow Creek, Battlement Creek and The Reserve. Sub-associations receive only the one sweeping.

**Trail Section Repair:** The contractor has begun the removal of the damaged trail section in the commons area located in Saddleback Village. This section of trail is constructed of concrete and, as I reported previously, the concrete had become damaged by tree roots over the years from cottonwood trees that had grown up next to the trail. The trees that caused the damage have now been removed.

**Median Landscape Project:** This past week the contractor restarted the work on the landscape improvements for the median area between the waterfall and Willow Creek Village. Work has started and stopped on the project due to weather conditions since early December. Tree and shrub planting has been completed and the irrigation system is now being installed. The project should be complete in early spring.

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*The Colorado Dream*

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