

APPROVED

4-16-19



BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
March 19, 2019

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 |
| Brad Gates | Director, Fairways |
| Dianna Arnett | Director, Tamarisk Meadows |
| Eric Schmela | Declarant, Battlement Mesa Partners |
| Justin Caselman | Director, Stone Ridge Village |
| Dale Johnson | Director, Princeton Management Properties |
| Amy Provstgaard | Director, Tamarisk Village |
| Samuel Stewart | Director, Monument Creek Village |

Absent Board Members:

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

Also Present:

| | |
|----------------|--------------------------|
| Steve Rippy | Association Manager |
| Sherry Loschke | Administrative Assistant |

Community Members Present: Karen Duncan, Debra Underwood, Chuck Hall, Keith Sheppleman

OWNERS OPEN FORUM- Karen Duncan – 27 Pinyon Place, Monument Creek Village

Ms. Duncan stated that she had attended the previous BMSA board meeting but the starting time listed on the agenda was 11:00 AM instead of 9:00 AM which did not allow her to participate because the meeting had already concluded when she arrived at 11:00 AM

Ms. Duncan requested that the covenant compliance letter she drafted for Monument Creek homeowners' be mailed out. She stated that the letter was provided to Steve Rippy and Director Laurel Koning in January and she would like for it to be mailed.

Ms. Duncan stated that no covenant report was provided in December, 2018 therefore she believes there should be no payment for covenant enforcement for that month.

Ms. Duncan requested clarification on a shed in the back yard of 59 Pinyon Place as she believes it needs to be painted due to its condition.

Ms. Duncan stated she would like to discuss the number of cars in Monument Creek Village that have expired license plates as it related to covenant parking violations.

Ms. Duncan commented that she would like to see the actual contract of BMSA contractors posted on the BMSA website rather than just a summary of the contract.

Ms. Duncan stated that she would like to see the vines hanging on the fences along Monument Trail removed as she feels they are damaging the fences.

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Debra Underwood – 72 Ponderosa Circle

Ms. Underwood stated that she sees unsightly backyards on Rosewood Way and questioned if the rear yard of properties are not required to be maintained. Mr. Rippy responded that rear yards are required to be maintained. Ms. Underwood stated that the walking path along the backside of homes on Rosewood Way, and adjacent to Monument Gulch, needs more maintenance attention during the summer months as the weeds and grasses become overgrown. In addition she believes a sign should be installed at the end of the walk path as it enters Ponderosa Circle to alert motorists to kids or adults that may be leaving the walk path as it has limited visibility. Ms. Underwood asked who was responsible for plowing snow on the streets. Mr. Rippy responded Garfield County was responsible.

Ms. Underwood stated that she liked the new stain color applied to the community fences in Monument Creek.

President Koning introduced Samuel Stewart as the new Director for Monument Creek. Director Stewart has living here since 2001 and bought his home in 2003.

CALL TO ORDER- Director Koning called the meeting to order at 9:07 AM

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON- Mr. Kirby Wynn is at the COGCC meeting.

FEBRUARY 19, 2019 REGULAR MEETING MINUTES- A motion was made by Director Gates and seconded by Director Shepherd to approve the February 19, 2019 regular meeting minutes. The motion carried unanimously.

FINANCIAL REPORTS- A motion was made by Director Arrington and seconded by Director Keller to approve February Financials subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee- See attached written report.

Architectural Committee- Mr. Keith Sheppelman reported that six (6) homes are into the landscaping phase and two (2) homes are being built on the Reserve and Battlement Creek Village.

Covenant Control Committee- See attached written reports.

Oil & Gas Committee- Mr. Chuck Hall reported that at the February 11th Board of County Commissioners Meeting in regards to the Battlement Mesa PUD Phase I has completed all requirements. Phase II received approval for the L Pad in the general location of the Grace Bible Church, F Pad by the Water Treatment Plant and the A Pad by the Water Plant, but the wells are not yet approved. URSA needs to locate a rig because of the size of the rig required. He noted that the B Pad and D Pad are hauling water.

It was also mentioned that Mr. Robert McCurdy is recommended to take Mr. Don Mumma's place on the Oil & Gas Committee.

Parks & Open Space & Trails Committee- No Report

Associated Governments of Northwest Colorado- There will be a March 20, 2019 meeting and Amy Provastgaard will attend.

Energy Advisory Board- Director Arrington reported that Teresa Wagerman the Finance Director of Garfield County made a presentation at the EAB to show how the energy industry impacts the county financial revenues coming in and the revenues are an essential part of their budget, the energy industry impacts more than 87% of their budget.

Manager Report- See attached written report.

Declarant Report- None

NEW BUSINESS- A newsletter in Spanish was discussed and the publisher of the present newsletter said this could be done at no additional cost. There will be an April Newsletter in Spanish as well.

It was moved by Director Provstgaard and seconded by Director Stewart to sponsor at the Gold Level the Kiwanis Golf Tournament, for \$500.00. The motion passed unanimously

It was moved by Director Gates and seconded by Director Shepherd to donate \$300.00 to KSUN Radio station.

The post cards should go out around the first of April announcing the Annual Meeting.

UNRESOLVED/WORKING ITEMS- None

OLD BUSINESS- None

OTHER BUSINESS- The board of directors discussed with Ms. Karen Duncan the items she had brought up during the Owners Open Forum. Ms. Duncan expressed concerns about the number of vehicles parked on the street in her neighborhood and she believed those vehicles were in violation of the parking restriction as several were not moved in months and several others had expired license plates. Mr. Rippy commented that some letters had already been sent and in some instances covenant enforcement had to track down and confirm ownership of the vehicles as well as confirm the length of time vehicles were parked. Mr. Rippy further commented that Ponderosa Circle and other streets in Monument Creek Village have a very large number of vehicles parked on the street which is permitted under the covenants so it is difficult to determine, when driving the streets, whether a vehicle has not been moved for a period of time unless there is something about the vehicle that stands out. Mr. Rippy stated that covenant enforcement is not in the habit of writing a violation on a vehicle specifically for an expired license plate unless it is determined that the vehicle is either inoperable or abandoned based upon the fact the vehicle has not been moved for a significant period of time.

Ms. Duncan expressed her concern with an unsightly shed located in the rear yard of a home in Monument Creek. She stated the shed appears to be made from particle board and was in need of new paint. Mr. Rippy commented that covenant enforcement tried to identify the shed and a photo was taken but the shed is behind a 6' privacy fence that only allowed the very top of the shed to be visible from the street. The photo did not provide enough detail to confirm the condition. In addition covenant enforcement would have had to trespass on the adjoining lot to get an adequate photo. Ms. Duncan was asked to provide a photo of the shed from her vantage point but she was uncomfortable in doing this.

Ms. Duncan again expressed that she would like to see the actual contracts for the BMSA service contractors posted on the BMSA website rather than the current scope of contracts that summarize the contracts. Ms. Duncan also expressed her concern that the contract amount posted on the website does not match the budget. Mr. Rippy explained that the budget line items are not solely the cost associated with the contracts because there are other costs related to those line items that are not a part of those contracts but are appropriate to the line item.

Ms. Duncan expressed her concerns that the contract the BMSA had in place for website maintenance was too costly and that the website services could be provided at a much cheaper cost. Ms. Duncan also expressed her concern over the lack of updating the information currently contained on the website. Mr. Rippy agreed with Ms. Duncan and that he had received her list of items that require updating. He stated that staff has started some of the update work and will continue to update those items.

Ms. Duncan expressed her concern that the portions of the fences along Monument Trail that were covered by vines were not stained and look terrible. She believes the vines should be removed because they damage the fences. Mr. Rippy stated he has scheduled the staining of those sections of fence.

Karen Underwood expressed her concerns that the dandelions in the common areas along Monument Trail are really bad and should be sprayed earlier in the spring to reduce the spread of seeds to adjoining residential homes.

ADJOURNMENT- The meeting adjourned at 11:15 am.

Architectural Committee – March 20th, 2019

| | | | |
|---------------------|----------------------|----------|---------------------------------|
| Battlement Creek | 511 Meadow Creek Dr. | Approved | Patio extension |
| Valley View Village | 110 Cliff View Cr. | Approved | Replace fence |
| Monument Creek | 29 Spruce Ct. | Approved | Update garage door |
| Monument Creek | 15 Pinyon Place | Pending | Build new shed, fence and trees |
| Monument Creek | 107 Columbine Ln | Pending | Patio extension |

Architectural Committee – April 3rd, 2019

| | | | |
|------------------|---------------------|----------|---------------------|
| Eagle's Point | 211 Eagle Ridge Dr. | Approved | Landscaping |
| Tamarisk Village | 46 Cedar Circle | Approved | New roof/shingles |
| Eagle's Point | 81 Talon Trail | Approved | Landscaping & patio |
| Monument Creek | 107 Columbine Ln. | Approved | Patio extension |
| Battlement Creek | 124 Road Creek Dr. | Approved | Paint exterior |

Covenant Violation Report/March 2019 of Total

| Village | Trashcan | Maintenance of Property | Parking | Animal Complaint | Inoperable/ Abandoned Vehicle | Other | Total | Percent of Violations |
|------------------|-----------------|------------------------------------|----------------|-----------------------------|--|--------------|--------------|--------------------------------------|
| Monument Creek | 7 | 7 | 7 | 0 | 0 | 0 | 21 | 37.01% |
| Battlement Creek | 2 | 1 | 0 | 0 | 0 | 0 | 3 | 5.43% |
| The Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Willow Creek | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 2.41% |
| Tamarisk Village | 5 | 2 | 6 | 0 | 0 | 1 | 14 | 25.45% |
| Tamarisk Meadows | 3 | 1 | 5 | 0 | 0 | 2 | 11 | 19.91% |
| Stone Ridge | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2.41% |
| Valley View | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 3.63% |
| Eagles Point | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 3.63% |
| 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 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Total | 20 | 12 | 20 | 0 | 0 | 3 | 55 | |
| | 36.36% | 21.81% | 36.36% | 0.00% | 0.00% | 5.45% | | |

Manager Report

Date: April 16, 2019

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, District Manager

2019 BMSA Annual Meeting: The annual meeting of the BMSA was held on April 11th at the Grand Valley Recreation Center. There was a very good turnout of members as approximately 108 were in attendance. A lengthy and productive question and answer session was held at the end of the meeting for members to express their concerns and/or thoughts.

2018 BMSA Annual Report: The printing of the 2018 annual report, recapping the actions and activities of the BMSA, was completed and the report copies delivered to the BMSA office on April 5th. Copies were distributed to owners in attendance at the annual meeting held on April 11th. Additional copies are available to board members and owners at the BMSA office.

Director Resignations: This past month two board of director members submitted their resignation. John Constine the Delegate for Mesa Ridge provided notification of his resignation. John and his wife will be moving back to the Wisconsin area to be closer to family and they have placed their home for sale. Brad Hoy the delegate for Valley View also notified me of his resignation. Brad recently also completed the sale of his home and has moved to the Whitewater area. Both directors served in sub-association communities which will require those associations to elect a new delegate. The BMSA is not involved in the election process for sub-associations.

Street Sweeping: The first sweeping of the Battlement Mesa streets was started yesterday, April 15th. The first sweeping will include all of the residential streets in Battlement Mesa including the streets located in the original association areas and the sub-associations. Under a separate contract with Garfield County the 4-lane parkways will also be swept.

BMSA Irrigation: Lush Green Landscapes, the contractor for landscape services, has begun the process of turning the water on for the irrigation systems located in the BMSA common areas.

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