

APPROVED

5-21-19

 **BATTLEMENT MESA**
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 16, 2019

Present:

Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Eric Schmela	Declarant, Battlement Mesa Partners
Dale Johnson	Director, Princeton Management Properties
Al Reuter	Director, Eagle's Point
Robert Gross	Director, RHP Properties

Absent Board Members:

Laurel Koning	President, Battlement Creek Village
John Keller	Director, The Reserve
Brad Gates	Director, Fairways
Dianna Arnett	Director, Tamarisk Meadows
Amy Provstgaard	Director, Tamarisk Village
Justin Caselman	Director, Stone Ridge Village
Samuel Stewart	Director, Monument Creek Village

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

Community Members Present: Debra Underwood, Chuck Hall, Keith Sheppelman

OWNERS OPEN FORUM- Deborah Underwood made some suggestions she made to the Battlement Mesa Service Association Board

- 1) PAL – acronym for Purpose, Agenda, Length
 - a) every meeting needs a PAL
 - b) helps facilitate and set the tone/expectations for the meeting
 - c) sample Agenda: Opening Remarks, Financial Health, Future Plans, Q & A, , Closing Remarks
- 2) Set next Annual Meeting date one year ahead of time
 - a) announce next Annual meeting date at current Annual meeting
 - b) publish Annual Meeting date with annual Board Meeting Schedule
- 2) Have questions from home owners/residents sent in ahead of the Annual meeting
- 4) Follow up Annual meeting through mass mailing of letter to owners/residents with answers to all questions

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The Colorado Dream

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Chuck Hall requested that the Kiwanis be allowed to put their sign for their annual golf tournament at Turkey Trail Park. He also mentioned that there is a vacancy on the Battlement Mesa Oil & Gas Committee and that Mr. Robert McCurdy has been recommended for that position.

CALL TO ORDER- Secretary/Treasurer Shepherd called the meeting to order at 9:13 a.m. Vice President Arrington took the meeting over upon his arrival at 9:20 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON- Mr. Kirby Wynn was not present.

MARCH 19, 2019 REGULAR MEETING MINUTES- A motion was made by Declarant Schmela and seconded by Director Reuter to approve the March 19, 2019 regular meeting minutes. The motion carried unanimously.

FINANCIAL REPORTS- A motion was made by Director Reuter and seconded by Declarant Schmela to approve March Financials subject to audit. The motion carried unanimously.

Director Arrington arrived at 9:20 a.m. and presided over the meeting.

COMMITTEE REPORTS

Finance Committee- See attached written report.

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

Covenant Control Committee- See attached written reports.

Oil & Gas Committee- Mr. Chuck Hall mentioned that Pad B & D are complete, water is being transferred out, Pad L, F and A has been approved. Individual wells have not been approved and there won't be any activity until the individual wells are approved. URSA will still need to get a rig with the correct height. The Annual Energy Symposium is April 17 and 18th, 2019 and it is sold out.

Parks & Open Space & Trails Committee- Mr. Rippy reported that all the trails have been completed near the Middle School

Associated Governments of Northwest Colorado- No report

Energy Advisory Board- Director Arrington reported it was a short meeting, there was not an educational program, and the new director of the COGCC, Mr. Jeff Robins was introduced.

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Manager Report- See attached written report. A motion was made by Declarant Schmela and was seconded by Director Reuter to approve Robert McCurdy be appointed to the Oil & Gas Committee and was approved unanimously.

Declarant Report- Eric Schmela reported that we will see activity on the B & D Pad, new paint, and replacing some of the dead trees. He also reported that in regards to the Zone Text zoning change there will be a public meeting for the community at 6:00 p.m. at the Activity Center. Garfield County Planning Commission meeting will be May 8 at 6:00 p.m. and the public hearing before the Board of County Commissioners meeting will be May 20, 2019 at 1:00 p.m.

NEW BUSINESS- A motion was made by Director Reuter and seconded by Director Shepherd to fund a membership of the BMSA in the Rifle regional chamber of commerce "Your Chamber" at an annual cost of \$190.00 (Bronze Level). The motion passed unanimously.

A motion was made by Declarant Schmela and seconded by Director Reuter to provide a \$700 sponsorship of "Movies Under The Stars" for 2019. The motion passed unanimously.

Director Gross mentioned that RHP would match the \$700 "Movies Under The Stars" donation.

UNRESOLVED/WORKING ITEMS- It was reported that the xeriscaping project in the Canyon View Village is being discussed by the Canyon View HOA committee. Mr. Rippy was hoping to have a discussion with the Architectural Committee to come up with design standards that will be in place when other projects of xeriscaping are being done to make sure they tie in with the other standards.

OLD BUSINESS-

OTHER BUSINESS- John Constine's letter of resignation was read. It was decided that a letter of appreciation would be sent to Mr. Constine for his years of service as a Director on the Board for the Battlement Mesa Service Association. A plaque will be ordered for Mr. Constine and for Mr. Hoy

ADJOURNMENT- The meeting adjourned at 10:05 am.

Architectural Committee- April 3rd, 2019

Eagle's Point	81 Talon	Approved	Landscaping
Eagle's Point	211 Eagle Ridge Drive	Approved	Landscaping
Tamarisk Village	46 Cedar Cir	Approved	Roof
Monument Creek	107 Columbine	Approved	Patio

Architectural Committee – April 17th, 2019

The Reserve	53 Meadow Creek Dr.	Approved	Fencing
Monument Creek	15 Pinyon Place	Approved	Install pergola swing

Covenant Violation Report/April 2019 of Total

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violations
Monument Creek	4	7	7	0	0	8	26	47.3%
Battlement Creek	1	0	0	0	0	0	1	1.8%
The Reserve	1	2	1	0	0	0	4	7.2%
Willow Creek	1	1	0	0	0	1	3	5.5%
Tamarisk Village	0	4	1	1	0	1	7	12.7%
Tamarisk Meadows	1	5	0	0	0	3	9	16.3%
Stone Ridge	1	1	0	0	0	1	3	5.5%
Valley View	0	0	0	0	0	1	1	1.8%
Eagles Point	0	0	0	0	0	0	0	3.6%
Fairways	0	0	0	0	0	0	0	0.0%
Mesa Ridge	0	0	0	0	0	0	0	0.0%
Canyon View	0	0	0	1	0	0	0	1.8%
Total	9	20	9	2	0	15	55	
	16.4%	36.4%	16.4%	3.6%	0.0%	27.3%		



Manager Report

Date: May 21, 2019

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

Street Sweeping: The BMMD has been sweeping the streets in the villages since April 15th. The villages of Battlement Creek, The Reserve, Willow Creek, Valley View, Mesa Ridge, Eagles Point, Canyon View and Stone Ridge have been completed and sweeping was started in Monument Creek. The volume of gravel being cleaned from the streets this year is requiring significantly more time and the sweeper has experienced several mechanical problems contributing to the delayed progress. The sweeper has been in the shop for maintenance once this spring and will return to the shop next week for replacement of several parts. Sweeping of villages will continue upon the completion of these repairs.

Waterfall: The accumulated debris in the waterfall basins was removed and the waterfall was put into operation on May 15th. The old screen in the bottom of the large water basin, which protects the pumps from tree limbs and other debris, had to be replaced as it had completely disintegrated due to age. A new screen had to be fabricated and installed prior to filling the basins and starting the pumps. There are two additional basin screens that will require replacement next year.

Spring Maintenance Items: Spring has definitely arrived and the growth of grass and weeds has been somewhat overwhelming this year. The right-of-ways were mowed the last week of April, which is the earliest we have ever mowed, and they are already in need of mowing again. Much of the landscaped medians have been weeded and sprayed but there are portions of the medians that still require weed management. The gravel trail along Spencer has already been sprayed for weeds but is once again in need of significant attention. The open spaces, which are in serious need of mowing, are scheduled to be mowed the later part of this week. The weekly mowing of common areas has not kept up with the growth in some areas and our office has received several complaints. Weeds in many common areas and right-of-ways are in need of mowing and spraying. All of these maintenance items are either in process or on the schedule of our contractor and/or BMMD maintenance staff and they are working to get these items under control.

Spencer Parkway Median Project: The gravel pit operator providing the landscape rock for this project continues to have production problems at the pit which has caused delays with the completion of the project. Unfortunately the cost of purchasing similar colored landscape gravel is nearly double the price we have been able to purchase from this contractor. A small portion of the gravel was delivered a couple weeks ago but we have been unable to secure any additional gravel since.

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