

Approved 05.16.17



BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
APRIL 18, 2017

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

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Koning called the meeting to order at 9:00 am.

**DISCLOSURE OF CONFLICT**

None

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

Mr. Wynn was not able to attend the meeting but he did write a report that is in the BMSA newsletter.

**MARCH 21, 2017 MEETING MINUTES**

A motion was made by Director Arrington and seconded by Director Constine to approve the March 21, 2017 regular meeting minutes as corrected. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Arrington and seconded by Director Toomey to approve the March 2017 financial statements; subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

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

**Architectural Committee**-No written report.

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

**Oil & Gas Committee**-No written report.

Chuck Hall reported that he will be attending the Oil & Gas Symposium in Rifle on Wednesday and Thursday April 19<sup>th</sup> and 20<sup>th</sup>. The symposium is being held at the Grand River Hospital.

Mr. Hall reported that the Garfield County Board of County Commissioners approved the zone text amendment for the acreage that the proposed A pad will be located on. URSA will still need to file for the approval to install an injection well on that property.

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

Mr. Rippy reported that we have only received 2 bids on Turkey Trail Park. One bid is for \$169,000 and another for \$238,000. Mr. Rippy will come back to the Board in May with the final proposal.

**Associated Governments of Northwest Colorado**-No written report.**Energy Advisory Board**-See attached written report.**MANAGER REPORT**

See attached written report.

Mr. Rippy reported that he has been receiving phone calls requesting the right-of-way and open spaces be mowed. Typically, these mowings began around June 1<sup>st</sup> but that date has been getting moved up at the request of residents. The budget for this mowing was \$15,000 but in 2016 \$23,000 was budgeted. Mr. Rippy asked the Board if they would like these mowings to be done more often and earlier in the season. The Board of Directors advised Mr. Rippy to mow as early in the season and as needed.

**DEVELOPER REPORT**

Declarant Schmela reported that the B pad by the BMC service center is under construction.

Declarant Schmela reported that URSA will be submitting Phase II plans to Garfield County in the next couple of weeks.

Declarant Schmela reported that BMC has been cleaning and disposing of a lot of debris from the service center and the building has also been painted.

**NEW BUSINESS****Resolution regarding Policy & Procedures Governing Outbuildings**

A motion was made by Director Shepherd and seconded by Director Provstgaard to adopt the resolution regarding Policy & Procedures Governing Outbuildings. The motion carried with Director Johnson voting against the resolution and Director Koning abstaining.

**OLD BUSINESS**

None

**OTHER BUSINESS**

Director Koning stated that this is the 7<sup>th</sup> year for Movies Under the Stars. They will be showing 4 movies again this year and she is asking if the BMSA Board would donate again this year.

A motion was made by Director Johnson and seconded by Declarant Schmela to donate \$600 for Movies Under the Stars. The motion carried unanimously.

**UNRESOLVED/WORKING ITEMS**

Director Koning asked if the covenant review committee to meet before the May Board meeting.

**ADJOURNMENT**

The regular meeting adjourned at 10:30 am to go into the hearing process. Declarant Schmela left the meeting.

**HEARING**

A motion was made by Director Keller and seconded by Director Constine to leave all fines on the account and hire a contractor to enter the property to repair the fence, double all costs and charge the costs back to the account. The motion carried unanimously.

**ADJOURNMENT**

The meeting adjourned at 10:40 am.

# BMSA Financial Committee

## April 18 Report on Financial Documents

### For March 31, 2017

#### Operating Accounts

March is the third month of our fiscal year. The results for YTD are very positive. On the income side, Actuals exceeded the budget amounts by \$88,078 the biggest contributor was the Developer's payment of \$168,420 against the budgeted amount of \$93,055. Also the Attorney fees exceeded the budget by \$8,216 .

On the Expenditure side, the actuals were below the budgeted amounts by \$32,728. Those accounts exceeding budget amounts were: Website Expense (\$2,006), Weed Mgmt (\$5,356 – No amount had been budgeted). Those accounts underrunning the budget were: Mgmt & Acctg (\$7,792), Legal Services (\$8,840), Recycle Dumpster (\$3,005).

The bottom line for March is that Actuals results show a positive of \$120,806 over budgeted amounts.

Copies of the January 2017 financials are included in your packets.

On the Balance Sheet, all of the accounts are consistent with past history and there is nothing of concern.

#### Reserve Accounts

We also reviewed the Reserve Accounts. The Median Improvement account end up being over budget, along with expenditures for Trail Improvements.

The amounts invested with Edward Jones continue to earn small amounts and are consistent with the State Laws requiring investing in secure accounts. \$4,687 was withdrawn to pay for the Median improvements on Battlement Parkway.

#### Tax Filing

Status. The audit has not yet been completed nor the filing of the Income Tax forms. These are been done by our retained CPAs.

EAB Report 04/18/17  
Submitted by: Bob Arrington

EAB meeting April 6, 2017 was a presentation by Jake Janicek of Carus and Mark Schlagenhauf of COGCC. They made presentations of oil & gas flowlines. Mark presented on regulation aspects and Jake on the physical layout, use and problems/solutions.

For Battlement, I presented a complaint I had received from a resident about a strong odor on I70 about ¼ miles past the west Parachute exit. This was the 2<sup>nd</sup> incident I was aware of, but another EAB Board member related it was a common occurrence.

David Blair gave a recount of the Battlement pit fire and the outcomes and findings.

Next meeting is May 4, 2017 – dinner is provided.

Battlement Mesa Oil & Gas committee member was absent for 2<sup>nd</sup> month.

Covenant Violation Report / March – 2017

Village	Trash Can	Maintenance of Property	Parking	Animal Complaint	Inoperable Abandoned Vehicle	Other	Total	Percent of Total Violation
Monument Creek	24	8	11	1	4		48	39.6%
Battlement Creek	4	1	1				6	4.9%
The Reserve	1		2	1			4	3.3%
Willow Creek	5	2	2				9	7.4%
Tamarisk Village	7	1	7		1	1	17	14.0%
Tamarisk Meadows	4	3	3				10	8.3%
Stone Ridge Village	2		1				3	2.5%
Valley View	12	1	3	1		1	18	14.9%
1 <sup>st</sup> Eagles Point	1	2					3	2.5%
Fairways							0	0.0%
Mesa Ridge	1						1	0.8%
Canyon View	1	1					2	1.6%
<b>Total</b>	<b>62</b>	<b>19</b>	<b>30</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>121</b>	
Percent	51.2%	15.7%	24.8%	2.5%	4.1%	1.6%		

### Manager Report

Date: April 18, 2017

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, District Manager

**Median Landscape Improvements:** The median landscape improvements in the section of W. Battlement Parkway located between the waterfall and Willow Creek Village have been completed and the associated costs for the project came in on budget. The median project looks great and a lot of positive comments from community members have been received at the BMSA management office.

**URSA Donation Funds:** Per the discussions of the Board at the March, Board of Directors Meeting, URSA has agreed to delay the first \$250,000 payment to the BMSA until the BMSA has determined a preferred payment date. As directed I have had communication with BMSA attorneys, Hindman/Sanchez, to evaluate the potential benefit of forming a 501-C3 and/or 501-C4 in order to maximize the full potential of the \$250,000 donation and future donations. As previously communicated to the board, BMSA attorneys recommend the BMSA form a 501-C4. The cost estimate to complete the legal process is \$2,000 - \$2,500 and I have included a copy of the proposal from Hindman/Sanchez in your packet.

**Trail Section Repair:** The damaged trail section in the common area of Saddleback Village has now been completed with the damaged concrete replaced. The total cost for repairing the damaged trail was \$13,374. Reserve funds were utilized to pay for the cost.

**Common Area Irrigation Systems:** Contractor, Lush Green Landscapes, has started the turning on of irrigation systems in the common areas, medians and parks.

**Covenant Enforcement:** 121 violations were issued in the month of March.

**Annual Report:** The design and text material work has now been completed on the 2016 Annual Report brochure and is currently at the printer for printing. I wish to recognize Director, Laurel Koning, former Director, Sara McCurdy, for all their work and all of the local residents that contributed photographs.

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*The Colorado Dream*

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