

APPROVED

July 21, 2020



BATTLEMENT MESA

Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
June 16, 2020

Present:

Laurel Koning	President, Battlement Creek Village
Amy Provstgaard	Vice President, Tamarisk Village by Proxy
John Shepherd	Sec/Treasurer, Canyon View Village
Al Reuter	Director, Eagle's Point
Brad Gates	Director, Fairways
Samuel Stewart	Director, Monument Creek Village
Dale Johnson	Director, Princeton Management Properties
John Keller	Director, The Reserve
Robert Gross	Director, RHP Properties by Proxy
Justin Caselman	Director, Stone Ridge Village
Penny Roehm	Director, Valley View Village
Bob Arrington	Director, Willow Creek Village

Absent Board Members:

Eric Schmela	Declarant, Battlement Mesa Partners
Dianna Arnett	Director, Tamarisk Village
Dale Johnson	Director, Princeton Management Properties
Robert Cizik	Director, Mesa Ridge Townhomes

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

COMMUNITY MEMBERS PRESENT: None

OWNERS OPEN FORUM- No comments

CALL TO ORDER- President Koning called the meeting to order at 9:01 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 reported that it had been a few months since his office has received a complaint however in the last couple of weeks there have been several reports of oil & gas related odors from the Canyon View Village. In two instances on site investigation occurred within 10 minutes and in one case the response time was 30 minutes. One reported issue was tracked to activities away from the PUD and two issues were not tracked back to a specific cause after investigating the area oil and gas sites and checking the residential neighborhood. A 24 hour real time monitor is going to be installed. The county and Ursa Operating Company will continue to keep a close eye on oil and gas operations. The EAB is going to try and have a meeting in August. The GOCC is still meeting and tightening up rules in every way possible.

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The Colorado Dream

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Director Arrington brought up the point that he asked Kirby Wynn about the money that the Commissioners were funding to finance the multi-county “collation” to oppose state-wide rules on oil and gas regulation at the end of his report to the BMSA. “The one size doesn’t fit all” effort that had a \$500,000 budget during its latest year.”

Mr. Kirby Wynn mentioned that the areas represented were generally in compliance of federal standards. Director Arrington mentioned that Garfield County Commissioners were organizing, leading, and majorly financing the effort. And the Garfield County Board of Commissioners funded another \$500,000. Director Arrington mentioned that the effort has included hiring of outside consultants, lawyers, legal fees, and lobbying on opposing certain health, safety, and well-being rules for the counties of collation to be exempted.

Director Arrington then responded, “if these areas weren’t out of compliance to certain standards, they were certainly contributors to the State areas that were out of compliance and leakages, emissions, and other losses needed address to all O&G sources, as well as the safety, and well-being safeguards.”

MAY 19, 2020 REGULAR MEETING MINUTES- Director Gates made the motion to approve the minutes of the regular meeting, Director Arrington seconded. The motion passed unanimously change. There was not a BMSA Regular Meeting in April due to the Corona Virus.

FINANCIAL REPORTS- Director Arrington made the motion to accept the financials for May 31, 2020 and subject to audit, Director Reuter seconded. The motion passed unanimously subject to audit.

COMMITTEE REPORTS

Finance Committee- See attached written report

Architectural Committee- See attached written report

Covenant Control Committee- See attached written reports

Oil & Gas Committee- Nothing New To Report

Associated Governments of Northwest Colorado- Nothing New To Report

EAB- March Meeting was cancelled because of Coronavirus.

Manager Report- Mr. Steve Rippy reported that the electronic sign is now operational at Turkey Trail Park. The waterfall has been soaped 4 times and at one point the waterfall was no longer running as a result. The cloudy (suds) water made it impossible to clean debris from the grate in the basin as it was impossible to see. The heavy winds combined to blow additional debris, leaves and twigs into the basins to the point the grate became plugged and the pumps automatically shut down when the volume of water is not adequate.

The landscape contractor started the second mowing of the right-of-ways the week of June 8th and should be completed by June 17th. The warm/hot weather we experience the last of May and first part of June had the native grasses growing extremely fast.

The BMSA Architectural Committee has approved draft language regarding metal roofs for residential homes. The committee recognized that there are residents within the community that desire to replace the aging shingles on their homes with metal roofs. A survey letter will be sent to homeowners within Tamarisk Village to assess the support of the village prior to adopting the change. The results of the survey can assist the Board in understanding the level of support or nonsupport among residents for allowing metal roofs.

DECLARANT REPORT- None

NEW BUSINESS- The next Battlement Mesa Neighborhood Improvement Organization committee meeting will be July 7, 2020 at 9:00 am in the Battlement Mesa Metropolitan District Conference Room.

There was a committee established from board members to research and review the properties that are up for sale from Battlement Mesa Company to determine if it makes sense for BMSA to make offers on properties. There will be a follow up at the July 21, 2010 meeting. The committee consists of John Keller, Bob Arrington and Al Reuter.

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS-None

ADJOURNMENT- The meeting adjourned at 10:01 am.