

**APPROVED**

10-15-19



**BATTLEMENT MESA**

**Service Association**

**BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

August 20, 2019

**Present:**

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Amy Provstgaard	Director, Tamarisk Village
John Keller	Director, The Reserve
Brad Gates	Director, Fairways
Dianna Arnett	Director, Tamarisk Meadows
Robert Gross	Director, RHP Properties, by Proxy
Justin Caselman	Director, Stone Ridge Village
Al Reuter	Director, Eagle's Point

**Absent Board Members:**

Eric Schmela	Declarant, Battlement Mesa Partners
Samuel Stewart	Director, Monument Creek Village
Dale Johnson	Director, Princeton Management Properties
Robert Cizik	Director, Mesa Ridge

**Also Present:**

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

**Community Members Present:** MaryLee Mohrlang, Mac McCurdy, Karen Duncan, Marty Campbell and Bob Campbell.

**OWNERS OPEN FORUM-** MaryLee Mohrlang made a presentation about the upcoming Wine and Beer Tasting and Silent Auction "A Grand Wine Affair" at Grand River Health on September 19, 2019 from 5:00 pm to 7:00 pm and asking for a donation for this event. Grand River Health Volunteer Association is raising funds for 2 new "Infusion Beds" that are not in the Grand River Hospital District's budget. MaryLee Mohrlang also presented the possibility for a membership with KSUN Radio. The reasoning behind the request is KSUN's members will help make your favorite programs possible. The membership combined with business sponsorship makes up about 88% of KSUN's operating budget. KSUN is changing the financial year to a calendar year. Therefore, this is a one-time 18 month membership. Members are able to break the membership up into three payments. 1<sup>st</sup> payment due upon signup. 2<sup>nd</sup> payment due February 1, 2020 and 3<sup>rd</sup> payment due July 1, 2020.

Mac McCurdy wanted to inform the board that he wishes to participate in the discussion coming to the board about widening the entrance to Eagle's Point Village.

Karen Duncan wanted to inform the board that there are still broken links on the Battlement Mesa Service Association Website. She also made the board aware that there was a boat at 15 Pinyon and there was a noise issue there with children at the same location. The board expressed that noise related to children playing under normal circumstances is something that is expected in a community with a lot of families. It is unlikely that this issue would be pursued as a covenant violation.

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com



**CALL TO ORDER-** President Koning called the meeting to order at 9:16 a.m.

**DISCLOSURE OF CONFLICT-** None

**QUORUM -** A quorum was established for the regular meeting.

**KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON-** Nothing new to report

**JULY 16, 2019 REGULAR MEETING MINUTES-** A motion was made by Director Gates and seconded by Director Reuter to approve the July 16, 2019 regular meeting minutes with the corrections. The motion carried unanimously.

**FINANCIAL REPORTS-** A motion was made by Director and Provstgaard seconded by Director Gates to approve July Financials subject to audit. The motion carried unanimously.

### **COMMITTEE REPORTS**

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

**Architectural Committee-** See attached written report. Mr. Rippe reported there were several solar installations.

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

**Oil & Gas Committee-** Nothing New To Report

**Parks & Open Space & Trails Committee-** Nothing New To Report

**Associated Governments of Northwest Colorado-** Nothing New To Report

**EAB-** Nothing New To Report

**Manager Report-** See attached written report. The Valley View Subdivision has not appointed a new delegate yet.

**Declarant Report-** Declarant was absent

**NEW BUSINESS-** A motion was made by Director Keller and seconded by Director Reuter to donate \$500.00 to the Grand River Hospital District for the "A Grand Wine Affair "on September 19, 2019.

A motion was made by President Koning made the motion and was seconded by Director Reuter to support the Bronze Level for \$1,500 of membership for KSUN. Since we donated \$300.00 in March \$200.00 will be paid for the 1st payment, then \$500 on February 1, 2020 and last payment of \$500.00 in July 1, 2020. Motion passed unanimously.



President Koning advised the Board that she had exchanged emails and letters with Ursa representatives John Doose and Don Simpson concerning Ursa's recent decision to suspend their 2019 commitment of \$250,000. Ursa previously provided \$125,000 and \$250,000 for years 2017 and 2018. The 2019 payment was to be the 3<sup>rd</sup> of 4 annual payments to the BMSA related to oil and gas development impacts in the Battlement Mesa community.

Mr. Doose and Mr. Simpson explained that Ursa is taking a pause in the remaining pledge payments until such time as drilling and completion operations for Phase 2 commence in the future. President Koning's response to Mr. Doose and Simpson was that the language in Mr. Simpson's November 30, 2016 commitment letter was very clear that the payments would be made in 2017, 2018, 2019 and 2020 to fulfill the pledge to provide \$1,000,000 to the BMSA to offset the impacts of oil and gas activities in the Battlement Mesa PUD. No reference is made in the letter that delays in drilling and completion activity would delay or suspend the \$250,000 annual payment.

After additional discussion the Board Directed Mr. Rippy to consult with the BMSA attorney on recommended action concerning Ursa's decision to suspend the 2019 payment.

**OLD BUSINESS-** None

**OTHER BUSINESS-** None

**ADJOURNMENT-** The meeting adjourned at 10:58 am.

**HEARING-** Re-ajourn after hearing process at 10:59 am.

121 Mineral Springs- Director Keller made the motion and Director Arrington seconded that after two weeks if the yard is not cleaned up. Battlement Mesa Service Association's maintenance person will go in and clean the yard. The fee will be double charged and a fine of \$50.00 per week will be imposed. Motion passed unanimously.

The hearing adjourned at 11:05 am