

APPROVED
10-16-18



**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 18, 2018**

Present:	Laurel Koning Bob Arrington John Shepherd Brad Gates John Constine Joel Toomey Amy Provstgaard John Keller	President, Battlement Creek Village Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Director, Fairway Villas Director, Mesa Ridge Townhomes Director, Stone Ridge Village Director, Tamarisk Village Director, The Reserve
Absent Board Members:	Al Reuter Bert Hyman Robert Gross Dianna Arnett Brad Hoy	Director, First Eagle's Point Director, Princeton Management Properties Director, RHP Properties Director, Tamarisk Meadows Director, Valley View Village
By Proxy:	Eric Schmela	Declarant, Battlement Mesa Partners
Also Present:	Steve Rippy Brenda Locker	Association Manager Association Accounting Manager
Community Members Present:	Delores Walter	

OWNERS OPEN FORUM

Delores Walter from 129 Bent Creek Circle is concerned about the properties that RHP Properties purchased in Saddleback Village, Saddleback Creek and Saddleback RV park. Ms. Walter reported that since RHP Properties purchased the properties there has been two (2) lot space increases, the grass areas are horribly dry and there are weeds everywhere. Ms. Walter is concerned that people will start leaving their houses like they did when Battlement Mesa Company raised their rent.

CALL TO ORDER

Director Koning called the meeting to order at 9:03 am.

DISCLOSURE OF CONFLICT

None

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

Mr. Wynn did not attend the meeting.

JULY 17, 2018 MEETING MINUTES

A motion was made by Director Constine and seconded by Director Toomey to approve the July 17, 2018 regular meeting minutes as presented. The motion carried unanimously.

AUGUST 21, 2018 MEETING MINUTES

A motion was made by Director Provstgaard and seconded by Director Shepherd to approve the August 21, 2018 regular meeting minutes as presented. The motion carried unanimously.



FINANCIAL REPORTS

A motion was made by Director Arrington and seconded by Director Gates to approve the July 2018 and August 2018 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee-See attached written report.

Architectural Committee-See attached written reports.

Covenant Control Committee-See attached written reports.

Oil & Gas Committee-No written report.

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

Associated Governments of Northwest Colorado-See attached reports.

Energy Advisory Board-No written report.

MANAGER REPORT

See attached written report.

Mr. Rippy reported that he is still waiting to receive the building permit from Garfield County to construct the picnic shelter at Turkey Trail Park. Mr. Rippy also reported that he received a bid proposal from a local contractor to install the structure, and a concrete pad under the structure, at a cost of \$38,735. This amount was significantly higher than anticipated so a second bid was solicited from Lush Green Landscapes. Lush Green provided a proposal of \$16,500 to install the structure, including the concrete pad. The Board of Directors directed Mr. Rippy to accept the proposal from Lush Green Landscapes.

DEVELOPER REPORT

None

NEW BUSINESS

2017 Preliminary Audit

A motion was made by Director Arrington and seconded by Director Shephard to accept the 2017 preliminary audit. The motion carried unanimously.

Donation Request from Grand River Hospital Grand Wine Affair

A motion was made by Director Shephard and seconded by Director Provstgaard to donate \$250 to the Grand River Hospital District for the Grand Wine Affair. The motion carried unanimously.

Appointment to the Architectural Committee

A motion was made by Director Koning and seconded by Director Keller to appoint Brad Gates to the architectural committee. The motion carried unanimously.

OTHER BUSINESS

Director Keller asked Mr. Rippy to provide information related to an email sent to Board Members from community member Garry Evenson. Mr. Rippy explained that Mr. Evenson has previously requested that the Board consider installing a fence along Stone Quarry Road to deter individuals from riding their motorized vehicles (ATV's & dirt bikes) in the BMSA open space. The BMSA covenants prohibit motorized vehicles in the open spaces in Battlement Mesa. Mr. Evenson and other residents in the Tamarisk Meadows and Tamarisk Village areas walk their dogs in this open space and the motorized vehicles pose a conflict.



In addition, the ATV's and dirt bikes have created ruts on the slopes in the area which poses erosion problems as well as concerns for the potential of starting a grass fire. Mr. Rippy reported that he has installed "Motorized Vehicles Prohibited" signage along the boundary of the property adjacent to Stone Quarry Road, but the individuals riding these vehicles have ignored the signs and continue to ride them in the area. Mr. Rippy explained that he had solicited a cost proposal to install a split rail fence along the property boundary last year and the cost of installation ranges from \$26,000 to \$30,000. Director Koning asked that the issue of installing a fence be discussed at the October meeting of the Battlement Mesa Neighborhood Improvement Organization. Mr. Rippy stated that in addition he would contact the Garfield County Sheriff's office again about possible trespass enforcement.

Director Koning asked that a committee of Board members be assembled to discuss the BMSA 2019 budget. Directors Gates, Provstgaard and Constine agreed to serve on the committee and to meet with the Finance Committee on October 2nd at 10:00 am at the BMMD office.

UNRESOLVED/WORKING ITEMS

Director Koning reviewed the unresolved/working items report.

ADJOURNMENT FOR THE HEARING PROCESS

The meeting adjourned at 11:00 am to go into the hearing process.

RE-ADJOURN AFTER THE HEARING PROCESS

The meeting was re-adjourned at 11:05 am after the hearing process.

A motion was made by Director Keller and seconded by Director Provstgaard to allow the owner until September 30, 2018 to mow the yard and remove all the weeds or BMSA will hire a contractor to go onto the property at 17 Mineral Springs Circle to complete the items, double all costs incurred and charge them back to the account. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 11:15 am.