

APPROVED

10-15-19



BATTLEMENT MESA

Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 17, 2019

Present:

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Samuel Stewart	Director, Monument Creek Village
John Keller	Director, The Reserve
Dianna Arnett	Director, Tamarisk Meadows
Robert Gross	Director, RHP Properties, by Proxy

Absent Board Members:

Dale Johnson	Director, Princeton Management Properties
Al Reuter	Director, Eagle's Point
Amy Provstgaard	Director, Tamarisk Village
Justin Caselman	Director, Stone Ridge Village
Brad Gates	Director, Fairways
Eric Schmela	Declarant, Battlement Mesa Partners
Robert Cizik	Director, Mesa Ridge Townhomes
Penny Roehm	Director, Valley View Village

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

Community Members Present: Karen Duncan, Debra Underwood, Bonnie Smeltzer

OWNERS OPEN FORUM- Bonnie Smeltzer expressed concerns about the irrigation of the BMSA common area adjacent to Canyon View and the problems it creates for her home and three other homes. Ms. Smeltzer believes the area is watered too frequently and the excess water creates a problem for the four home owners. Mr. Rippy responded that the original irrigation systems installed, in many areas of the BMSA common areas, have too few irrigation zones requiring frequent watering in order to cover all the areas adequately. He went on to explain that consideration is being given to changing the areas to an attractive xeriscape in order to reduce the volume of water being used. Director Shepherd stated he would like to see a survey of Canyon View residents about xeriscaping to see how many residents support the alternative solution.

Karen Duncan wanted to thank our maintenance person who repaired the fence in the Common Area; she stated that he did an excellent job.

Deborah Underwood asked some questions about repairing her shed and she was told she can go ahead and do the repairs. She also wanted to thank the BMSA Board and Mr. Rippy for keeping the weeds mowed down on the pathway.

CALL TO ORDER- President Koning called the meeting to order at 9:10 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was not able to be established for the regular meeting.

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

AUGUST 20, 2019 AND SEPTEMBER 17, 2019 REGULAR MEETING MINUTES- No action

FINANCIAL REPORTS- No action

COMMITTEE REPORTS

Finance Committee- See attached written report.

Architectural Committee- See attached written report.

Covenant Control Committee- See attached written reports.

Oil & Gas Committee- Chuck Hall reported that there is bipartisan committee collecting information with the operators and counties for bills for next year's legislature.. He reported that Morgan Hill the air quality specialist reported during the EAB meeting and the Garfield County Commissioners that there is not an increased risk for cancer in the Battlement Mesa area. He also reported that the COGCC is looking at different rules than what they have had in the past. He also reported the Grand Valley Citizens Alliance would like to see a lower height drilling rig used on the L pad.

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

Associated Governments of Northwest Colorado- Nothing New To Report

EAB- Director Arrington reported that since senate bill B181 passed people can go on line to the COGCC and make comments on their website. He also mentioned that the Colorado Department of Health has a conflict with what was reported for air quality.

Manager Report- See attached written report.

Mr. Rippey submitted the BMSA 2020 preliminary budget.

Mr. Rippey submitted the BMSA 2018 financial audit.

Declarant Report- Nothing New To Report

NEW BUSINESS- A preliminary draft was presented to the board for review.

UNRESOLVED/WORKING ITEMS- There was discussion about the big sign at the waterfall and other alternative choices were discussed on what type of material the sign could be made from; while attempting to stay within a reasonable cost for the sign.

OLD BUSINESS- None

OTHER BUSINESS- Village meetings will be scheduled for the month of October, 2019

ADJOURNMENT- The meeting adjourned at 10:10 am.