

APPROVED

12-4-18

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 20, 2018

Present:

Laurel Koning	President, Battlement Creek Village
Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
John Keller	Director, The Reserve-By Proxy
Brad Gates	Director, Fairways
John Constine	Director, Mesa Ridge Townhomes
Amy Provstgaard	Director, Tamarisk Village
Dale Johnson	Director, Princeton Management Properties
Dianna Arnett	Director, Tamarisk Meadows- By Proxy
Eric Schmela	Declarant, Battlement Mesa Partners- By Proxy
Justin Caselman	Director, Stone Ridge Village

Absent Board Members:

Al Reuter	Director, Eagle's Point
Brad Hoy	Director, Valley View Village
Robert Gross	Director, RHP Properties

Also Present:

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

Community Members Present: Keith Sheppelman

OWNERS OPEN FORUM- Keith Sheppelman stated that at the Annual Village Meetings the residents who have lived here for a while show up but the newer residents aren't attending. Director Koning mentioned that her village of Battlement Creek and The Reserve have an email list that they communicate announcements; she suggested that could be a possibility for better communication.

Director Provstgaard stated there were 2 people that showed up for the Annual Village Meeting for Tamarisk Village and a quorum was not established, Stone Ridge had 14 people and a quorum was established, Tamarisk Meadows had 8 people a quorum was not established, Willow Creek had 7 in person and 9 proxies a quorum was established, Battlement Creek had 17 people and 7 by proxy for a total of 24 and a quorum was established. The Reserve had 7 people and 9 proxies a quorum was established.

President Koning said that getting more people involved starts with the delegates. She suggested that the new delegate of Stone Ridge may want to send something out in his village introducing himself.

CALL TO ORDER- Director Koning called the meeting to order at 9:22 A.M. Director Koning introduced Justin Caselman to the Board, he will be taking Joel Toomey's place as the Stone Ridge Director.

DISCLOSURE OF CONFLICT- None

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The Colorado Dream

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QUORUM

A quorum was established for the regular meeting.

KIRBY WYNN-GARFIELD COUNTY OIL 7 GAS LIAISON- Mr. Wynn reported that URSA's D Pad is in production, the Phase II, A Pad and L Pad are still awaiting approval from the COGCC. The D Pad dill cuttings will be removed to the B pad and URSA is installing berms for screening purposes around the B&V Pad in the Town of Parachute. In the next week URSA will also be removing the temporary water line that lies adjacent to County Road 300 and crosses the Colorado River. Mr. Wynn announced that the Energy Advisory Board (EAB) will be holding a meeting, including a meal, on December 6, 2018 at the Garfield County Administration Building, 195 W. 14th Street in Rifle. The meal starts at 5:30 p.m. and the meeting will begin at 6:00 p.m. This month's speakers are the Colorado Parks and Wildlife with the subject of safe guarding wild life and what they do to manage it.

OCTOBER 16, 2018 MEETING MINUTES- A motion was made by Director Constine and seconded by Director Arrington to approve the October 16, 2018 regular meeting minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS- A motion was made by Director Provstgaard and seconded by Director Gates to accept the Financial Reports subject to audit. The motion carried unanimously

COMMITTEE REPORTS

Finance Committee- See attached written report.

Architectural Committee- See attached written report. Mr. Keith Sheppelman reported that there are currently 11 houses being built in the Battlement Mesa Community. Two are completed; with the homes under construction they are completing the outside so they can work inside this winter. President Koning said that some of the homes are spec homes and some are being built for others and they are selling.

Covenant Control Committee- See attached written reports.

Oil & Gas Committee- No written report.

Parks & Open Space & Trails Committee- Mr. Steve Rippy said the construction on the picnic shelter at Turkey Trail Park is nearing completion.

Associated Governments of Northwest Colorado- Director Provstgaard that the AGNC meeting was hosted by Battlement Mesa and we received a lot of compliments of the appearance of the community and the signs.

Energy Advisory Board- Director Arrington reported that it was a short program, there was no educational program so they had a round table meeting with a quick summary, and the next meeting is scheduled for December 6, 2018.

MANAGER REPORT- See attached written report.

DEVELOPER REPORT- None

NEW BUSINESS- None

UNRESOLVED/WORKING ITEMS- None

OLD BUSINESS- A motion was made by Director Shepherd and seconded by Director Gates for a Special Meeting of Delegates in lieu of the Regular Meeting to be held December 4, 2018 at 9:00 a.m. The motion passed unanimously.

OTHER BUSINESS- President Koning asked if any board member would be interested in being a member of the BMNIO Board. Director Provstgaard and Director Gates acknowledged their interest. A vote was taken and Director Provstgaard was appointed to the BMNIO Board.

There will be three (3) new village signs installed at the apartments and one (1) sign at Willow Creek Village a second sign will be installed at Willow Creek at a later date. President Koning would like to check in on solar lighting for the signage in Battlement Mesa.

Steve Rippy reported that he met with Canyon View Manager, Keith Lammey, and a landscape architect to discuss some modification to the common area landscaping in Canyon View. A portion of the Canyon View common area that adjoins the BMSA common area has a ponding issue next to some homes as a result of turf irrigation from the two common areas. Canyon View is looking to modify the landscaping in that area to incorporate xeriscape and inquired whether the BMSA would be willing to work jointly on a plan for both the entities common areas. Mr. Rippy stated the xeriscape modification of the BMSA common areas is one of the priorities listed by the Battlement Mesa Neighborhood Improvement Organization and this project might be a good starting point to gain an understanding of design preferences and cost estimates. Mr. Rippy pointed out that the water costs for irrigation have been over budget the past two years by approximately \$25,000 and it is likely that trend will continue as water rates increase and drought conditions persist. Director Koning agreed that the BMNIO should consider this item at their next meeting as xeriscape can be very attractive as well as provide for cost savings.

ADJOURNMENT

The meeting adjourned at 10:45 am.