

Approved 12.19.17

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 21, 2017**

Present:	Laurel Koning Bob Arrington John Shepherd Al Reuter John Constine Joel Toomey Amy Provstgaard John Keller Brad Hoy	President, Battlement Creek Village Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Director, First Eagle's Point Director, Mesa Ridge Townhomes Director, Stone Ridge Village Director, Tamarisk Village Director, The Reserve Director, Valley View Village
Absent:	Eric Schmela John Johnson Dianna Arnett	Declarant, Battlement Mesa Partners Director, Monument Creek Village Director, Tamarisk Meadows
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Kirby Wynn	

OWNERS OPEN FORUM

None

CALL TO ORDER

Director Koning called the meeting to order at 9:00 am.

DISCLOSURE OF CONFLICT

Director Hoy disclosed that a company he owns is under contract with BMSA for weed management.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

Kirby Wynn reported that the Board of County Commissioners held a hearing at the Grand Valley Recreation Center on November 14th and continued the meeting in Glenwood Springs on November 16th for the review of URSA's phase II applications. At a vote of 3-0 all aspects of the phase II application were approved. The COGCC is also processing the applications. Mr. Wynn reported that URSA is in the completion phase of the B pad. They are only working during the daylight hours. Once they have finished the B pad they will move to the D pad.

OCTOBER 17, 2017 MEETING MINUTES

A motion was made by Director Constine and seconded by Director Keller to approve the October 17, 2017 regular meeting minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Toomey and seconded by Director Provstgaard to approve the October 2017 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee-See attached written report.

Architectural Committee-See attached written report.

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The Colorado Dream

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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 written report.

Energy Advisory Board-See attached written report.

MANAGER REPORT

See attached written report.

Mr. Rippy reported that RHP Properties has requested to build a maintenance facility at the Monument RV park site. I asked RHP to contact Garfield County and inquire whether a special use permit is required for the maintenance facility to be located on the RV parcel. RHP contacted the Garfield County Planning & Zoning department concerning the special use permit for the building on the site and they were informed the special use permit was not required. An email was forwarded to me confirming the County's position relative to the special use permit. A building permit is required. Mr. Rippy explained that the BMSA architectural standards are restricted to residential properties and that guidelines for commercial properties are not clearly defined. Mr. Rippy will work on commercial building architectural design standards.

Director Koning asked Mr. Rippy to send a letter to RHP Properties and Princeton Management regarding their ability to have representation on the BMSA Board of Directors.

DEVELOPER REPORT

No report.

NEW BUSINESS

Review 2016 Audit

A motion was made by Director Shepherd and seconded by Director Constine to approve the 2016 audit. The motion carried unanimously.

2018 Final Budget

A motion was made by Director Shepherd and seconded by Director Arrington to approve the 2018 final budget with the common assessment at \$296 annually, the trash at \$185 annually and the Tamarisk Village Front Yard Assessment at \$220 annually, the adoption of the Reserve Study and budget and authorization of funds for specific capital expenditures. The motion carried unanimously.

2018 Board Meeting Dates

A motion was made by Director Provstgaard and seconded by Director Toomey to approve the 2018 Board meeting dates, with moving November date to the 20th instead of the 13th. The motion carried unanimously.

OLD BUSINESS

Street Light Poles

Mr. Rippy reported that Declarant Schmela has about 100 street light poles and fixtures that he would like to sell to BMSA at \$750 each. They will continue to store them on their property.

A motion was made by Director Hoy and seconded by Director Constine to offer Battlement Mesa Company to purchase 100 poles and fixtures at \$250 each. The motion carried unanimously.

OTHER BUSINESS

Director Koning reported that Winterfest is scheduled for January 20, 2018 from 4:00-7:00 pm at the Battlement Mesa Golf Course and is being put on by Community Counts. They have asked for a donation from the BMSA for \$150 to purchase deserts.

A motion was made by Director Arrington and seconded by Director Shepherd to donate, up to \$200, to Community Counts for the annual Winterfest celebration. The motion carried unanimously.

Director Koning reported that BMSA has made an initial deposit to Carlson Memorials for the village sign for Monument Creek Village. Director Koning asked the delegates for the sub-associations to get approval from their villages allowing BMSA to purchase and install new village signs.

UNRESOLVED/WORKING ITEMS

Director Koning reviewed the unresolved/working items report.

ADJOURNMENT

The meeting adjourned at 11:50 am.

BMSA Financial Committee

November 20, 2017 Report on Financial Documents

For October 2017

Operating Accounts

October is the tenth month of our fiscal year or 83% of the year.. The results for YTD continue to be very positive. On the income side, Actuals exceeded the Budget amounts by \$52,365. The biggest contributors were both the Common and the Developer's Assessments. Attorney fees and Miscellaneous Revenues also contributed.

On the Expenditure side, the actuals were below the budgeted amounts by \$79,862. Most accounts underran their budget amounts and very few overran but the net is positive. Some accounts have not billed as of the close. These will likely change before the end of the year. Of interest Street Light Maintenance is running over the budget primarily due to accidents, and Street Light Electricity continues to show big savings due to the LED change outs. Also there continue to be no Bad Debt write-offs.

As stated, the bottom line for October Income over Expenses show a positive \$202,746 which is \$130,965 more than budget. Unless something unexpected occurs our year end should remain positive.

On the Balance Sheet, all of the accounts are consistent with past history and there is nothing of concern.

Copies of the October 2017 financials are included in your packets.

Reserve Accounts

We also reviewed the Reserve Accounts. \$99,748 to date has been expended for Median, Trails, and Waterfall Improvements. Two checks were withdrawn; \$996.84 for permits for the Median Improvements and \$38,423.50 for the Turkey Park improvements from the Edward Jones Reserve Account during this period.

The reserve amounts invested with Edward Jones continue to earn small amounts and are consistent with the State Laws requiring investing in secure accounts. The current amounts invested with Edward Jones are \$757,917.

As stated last month, the audit for 2016 has been completed with no significant recommendations.

Battement Mesa Service Association / Covenant Violations – 2017

<u>October</u>	<u>Maintenance</u>			
<u>Village</u>	<u>of Property</u>	<u>Trashcan</u>	<u>Parking</u>	<u>Miscellaneous</u>
Monument Creek	12	0	0	0
Tamarisk Village	6	0	0	0
Tamarisk Meadows	4	0	3	0
Valley View	2	0	0	0
Willow Creek	1	0	0	0
Eagles Point	1	0	0	0
Stone Ridge	3	0	0	0
Battlement Creek	5	0	0	0
The Reserve	1	0	0	0
Canyon View	1	0	0	0
Mesa Ridge	0	0	0	0
Fairways	0	0	1	0
	36	0	4	0
				40

Year to Date / January – October

<u>Village</u>	<u>Maintenance</u> <u>of Property</u>	<u>Trashcan</u>	<u>Parking</u>	<u>Miscellaneous</u>	<u>Total</u>	<u>Pct.</u>
Monument Creek	181	63	105	6	355	32.2%
Tamarisk Village	105	58	49	5	217	19.7%
Tamarisk Meadows	91	16	34	0	141	12.8%
Valley View	53	50	19	3	125	11.3%
Willow Creek	34	19	17	0	70	6.3%
Eagles Point	18	10	7	0	35	3.2%
Stone Ridge	16	4	13	2	35	3.2%
Battlement Creek	21	20	18	4	63	5.7%
The Reserve	9	8	10	1	28	2.5%
Canyon View	3	14	7	1	25	2.3%
Mesa Ridge	0	3	1	0	4	0.4%
Fairways	4	0	2	0	6	0.5%
	535	265	282	22	1104	
Percent	48.5%	24.0%	25.5%	2.0%		

Battlement Mesa Service Association / Covenant Violations / October 2017

Village	Address	Date	Violation	Action
Monument Creek	118 Ponderosa Circle	10/04	Maintenance of Property	
Monument Creek	398 Ponderosa Circle	10/04	Maintenance of Property	
Monument Creek	15 Hawthorne Way	10/04	Maintenance of Property	
Monument Creek	30 Cactus Court	10/11	Maintenance of Property	
Monument Creek	10 Spruce Court	10/11	Maintenance of Property	Fine
Monument Creek	50 Pinyon Place	10/11	Maintenance of Property	
Monument Creek	23 Willow View Way	10/17	Maintenance of Property	
Monument Creek	57 Hawthorne Way	10/17	Maintenance of Property	
Monument Creek	12 Rosewood Way	10/17	Maintenance of Property	
Monument Creek	12 Cactus Court	10/17	Maintenance of Property	
Monument Creek	120 Sagemont Circle	10/17	Maintenance of Property	
Monument Creek	104 Rosewood Way	10/24	Maintenance of Property	
Tamarisk Meadows	47 Crestone Way	10/04	Maintenance of Property	
Tamarisk Meadows	36 Black Sulphur Place	10/11	Maintenance of Property	
Tamarisk Meadows	47 Black Sulphur Place	10/11	Maintenance of Property	
Tamarisk Meadows	27 Crestone Place	10/11	Maintenance of Property	
Tamarisk Meadows	404 Mineral Springs Circle	10/17	Trailer parked in driveway	
Tamarisk Meadows	404 Mineral Springs Circle	10/24	Trailer Parked in driveway	Fine
Tamarisk Meadows	194 Mineral Springs Circle	10/25	Inoperable Vehicle	
Tamarisk Village	111 Cedar Circle	10/17	Maintenance of Property	
Tamarisk Village	80 Cedar Circle	10/17	Maintenance of Property	
Tamarisk Village	76 Cedar Circle	10/17	Maintenance of Property	
Tamarisk Village	12 E. Tamarack Circle	10/17	Maintenance of Property	
Tamarisk Village	76 Cedar Circle	10/24	Maintenance of Property	Fine
Tamarisk Village	12 E. Tamarack Circle	10/24	Maintenance of Property	Fine
Eagles Point	291 Eagle Ridge Drive	10/04	Maintenance of Property	
The Reserve	369 Meadow Creek Drive	10/04	Maintenance of Property	
Battlement Creek	332 Battlement Creek trail	10/11	Maintenance of Property	
Battlement Creek	665 Battlement Creek Trail	10/11	Maintenance of Property	Fine
Battlement Creek	69 Rampart Place	10/17	Maintenance of Property	
Battlement Creek	184 Battlement Creek Trail	10/17	Maintenance of Property	
Battlement Creek	332 Battlement Creek Trail	10/24	Maintenance of Property	Fine
Stone Ridge	311 Lodgepole Circle	10/11	Maintenance of Property	
Stone Ridge	22 Snowberry Place	10/17	Maintenance of Property	
Stone Ridge	100 Lodgepole Circle	10/17	Maintenance of Property	
Valley View	0294 Cliff View Circle	10/11	Maintenance of Property	
Valley View	0079 Cliff View Circle	10/17	Maintenance of Property	
Willow Creek	71 Ridge View Place	10/11	Maintenance of Property	
Fairway Villas	62 Hogan Circle	10/17	Vehicle Parking	
Canyon View	191 Limberpine Circle	10/18	Maintenance of Property	

Architectural Committee Meeting
October 18, 2017

1. 114 Lodgepole Circle
Owner: Justin Caselman
Subdivision: Stone Ridge Village
Request: Replace stone walkway with concrete, install concrete driveway apron and add covered patio to back yard.
Completion Date: None given
Committee Action: Approved



ASSOCIATED GOVERNMENTS
OF NORTHWEST COLORADO

AGENDA

AGNC BOARD OF DIRECTORS & MEMBER MEETING

October 18, 2017

9:00 am – 1:30 pm

Colorado Northwestern Community College, 2801 W. 9th St., Craig, CO 81625

Pledge of allegiance

9:00 A.M 1. **Call to order and introductions** – Ray Beck, Chairman:

Approval of minutes

2. **Financial report** – Bonnie Petersen

3. **Project and Committee Reports:**

Dinosaur Welcome Center – Cheryl McDonald

Area Agency on Aging - Dave Norman

Government Relations - Dianna and Ted Orf

10:00-10:15 2018 Meeting Schedule

10:15-10:30 Break

10:30-11:15 Member Roundtable

11:15-12:00 NW Colorado SBDC Discussion – (Representative) Colorado SBDC

12:00-12:30 **Lunch**

12:30 -1:00 Federal Delegation Updates

1:00 - 1:30 Administrative Update

4. **Bonnie Petersen**

Administrative Update

5. **New Business:**

*Next Meeting is on November 15, 2017, Rio Blanco County Courthouse,
555 Main St., Meeker, CO 81641*

6. **Adjournment**

THANK YOU TO OUR OCTOBER BOARD MEETING SPONSOR:



2018 AGNC Board Meeting Schedule

Wednesday, February 21st	Rifle	9:00am-1:30pm
Wednesday, March 21st	Palisade	9:00 am-1:30pm
Wednesday, April 25th	Craig	9:00am-1:30pm
Wednesday, May 16th	Meeker	9:00am-1:30pm
Wednesday, June 27th	Hayden	9:00am-1:30pm
Wednesday, July 18th	New Castle	9:00am-1:30pm
Wednesday, August 15th	Fruita	9:00am-1:30pm
Wednesday, September 19th	Oak Creek	9:00am-1:30pm
Wednesday, October 17th	Rangely	9:00am-1:30pm
Wednesday, November 21st	Battlement Mesa	9:00am-1:30pm



ASSOCIATED GOVERNMENTS
OF NORTHWEST COLORADO

AGENDA

AGNC BOARD OF DIRECTORS & MEMBER MEETING

November 15, 2017

9:00 am – 1:30 pm

Rio Blanco County Courthouse, 555 Main Street, Meeker, CO 81641

Pledge of allegiance

9:00 A.M 1. **Call to order and introductions** – Ray Beck, Chairman:

Approval of minutes

2. **Financial report** – Bonnie Petersen
2017 Budget Resolution Consideration

3. **Project and Committee Reports:**
Dinosaur Welcome Center – Cheryl McDonald
Area Agency on Aging - Dave Norman
Government Relations - Dianna and Ted Orf

10:00-10:15 2018 Meeting Schedule

10:15-10:30 Break

10:30-11:00 EDA/CEDS Update – Pattie Snidow, Tiffany Pehl

11:00-11:45 4R (Rural Response, Recovery & Resiliency) Manager – Trish Thibido,
Rural Support - Department of Local Affairs

11:45-12:00 Federal Delegation Updates

12:00-12:30 **Lunch**

12:30 -1:15 Colorado Broadband Office Update – Anthony Neal-Graves, OIT

1:15 - 1:30 Administrative Update

4. **Bonnie Petersen**
Administrative Update

5. **New Business:**
Next Meeting will be February 21 or 22nd in Rifle, CO Venue TBD

6. **Adjournment**

EAB AGENDA

Garfield County Energy Advisory Board

Thursday, November 2nd 2017

Garfield County Rifle Administration Building

195 W. 14th Street, 2nd Floor, Rifle, CO

Begins at 5:30pm

Mission Statement: To provide a forum for the oil and gas industry, the public, impacted landowners and local government to prevent or minimize conflict associated with oil and gas development through positive and proactive communication and actions that encourage responsible and balanced development of these resources within Garfield County.

Time	Item	Leader
5:30 pm	Catered Dinner for all attendees	EAB and Public
6:00 – 6:05	Roll Call and reading of the mission statement and new member introduction: Luis Yllanes representing Town of Carbondale	EAB Secretary
6:05 - 6:10	Approval of previous meeting minutes	EAB Chair
6:10 – 6:15	New Business: Reactivating Education planning committee Discussion of proposed bylaws changes regarding officer term limits will occur during Old Business officer nominations update	Leslie Robinson EAB Chair
6:15 – 6:25	Old Business: 2018 officer nominations committee update and proposed bylaws changes	Jeff Simonson, Leslie Robinson, Kirby Wynn and Jake Janicek
6:25 – 6:35	Public Comments: Individuals are limited to 3 minutes each. Items requiring follow-up will be assigned to a sub group to facilitate resolution.	EAB Chair
6:35 – 6:45	Community Counts and State/Federal agency updates	Community Counts and State/Federal Agencies
6:45 – 7:00	EAB Member Oil and Gas Updates: <ul style="list-style-type: none">• Operators• Garfield County Oil & Gas Liaison• Citizens• Local Organizations• Colorado Mountain College• COGCC• Municipalities	EAB Members Provide Oil and Gas Activity and Related Updates
7:00 – 7:05	EAB Member general information items	EAB Members
7:10 pm	Announce next meeting and adjourn	EAB Chair

Manager Report

Date: November 21, 2017

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

Turkey Trail Park: Construction activity continues on Turkey Trail Park. The curb and gutter and asphalt paving for the parking has been completed as well as the sidewalks. The concrete border that separates the landscape beds from the turf areas has been completed along with all of the boulder retaining walls. All of the landscape shrubs have been installed and the turf area has been graded and is ready for hydro-seed. The irrigation system is approximately 90% complete. Weed barrier and landscape stone installation in the landscape beds should be completed in the next week or two. The project has progressed nicely to date.

Street Light Repair – Battlement Parkway: The concrete base for the street light pole located in the median of W. Battlement Parkway has been installed and the electrical connection that provides electricity to this pole and adjoining street lights in the median was repaired returning electrical service to all of the adjoining street lights. As most of you know this street light was struck by a vehicle on two separate occasions in the course of approximately 4 weeks. The installation of a new light pole and light fixtures has been scheduled.

Street Light Pole Purchase Proposal: Battlement Mesa Company President, Eric Schmela, has provided a proposal to sell the remaining inventory of street light poles to the BMSA that are now owned by the BMC. Mr. Schmela has approximately 100 street light poles along with the light fixtures in storage at the BMC maintenance facility. Over the past 15 to 20 years the BMSA has purchased replacement poles from the BMC at a cost of \$2,000. Mr. Schmela is proposing to sell the street light poles, including all of the accompanying light fixtures, at a price of \$750 per pole or a cost of \$75,000 for the approximately 100 poles.

2018 BMSA Budget: Included in your packet is a copy of the BMSA 2018 proposed budget. The budget provides no increase in the annual assessment or trash assessment which shall remain at \$296 and \$185. Operating expenditures have been budgeted to increase slightly over the 2017 budget from \$900,700 to \$902,500. Reserve assessments have been reduced slightly from the 2017 budget from \$56,320 to \$52,540. Reserve fund expenditures for capital items have been budgeted at \$177,000 to include additional median landscape improvements, fencing upgrades, village signage replacement and a picnic shelter at Turkey Trail Park.

The Colorado Dream

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Amie Martin

From: GAB Public Information <info=grandavenuebridge.com@mail26.atl91.mcsv.net> on behalf of GAB Public Information <info@grandavenuebridge.com>
Sent: Thursday, November 02, 2017 12:25 PM
To: amartin@bmmetro.com
Subject: Rain or Shine: Bridge Ribbon Cutting Event and Community Deck Walk, Monday, Nov. 6 at 4 PM

Join us Monday, Nov. 6 at 4 PM

[View this email in your browser](#)



**Grand Avenue
Bridge**



Ribbon Cutting | Bridge Deck Walk
Monday, November 6 | 4 PM

Join us for a community traffic bridge deck walk and ribbon cutting on Monday, Nov. 6 at 4 PM.

The celebration is a fun opportunity for the community to walk across the new bridge deck, celebrate the community working together and be captured in a photograph that will commemorate Glenwood history. Over the course of the project we have had many requests for an event on the traffic bridge. We wanted to take a moment and thank our community and local partners.

Event Schedule, Mon. Nov. 6:

- 4 p.m. Meet on the north side of the traffic bridge deck (Above the pedestrian underpass)
- 4:05 p.m. Quick comments followed by a Ribbon Cutting
- 4:10 p.m. Community Photo
- 4:15 p.m. Community Walk Across the Traffic Bridge
- 5 p.m. Patronize Your Downtown Businesses

Parking is available at the West Glenwood Mall with free RFTA shuttles every 15-20 minutes. Parking is also available in the Wal-Mart and Safeway back lots, with free RFTA shuttle

service to the AmTrak Station.

Traffic Bridge Opening Update:

The traffic bridge is anticipated to open to traffic late Monday evening (11/6) or the morning of Tuesday, Nov. 7. Because of the variables in weather an exact time and number of lanes is not confirmed.



**Grand Avenue
Bridge Detour**

Working Together

Plan Ahead. Team Up. Drive Less.



For Daily Updates



Website



Email

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