

Approved 01.16.18

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
DECEMBER 19, 2017**

Present:	Laurel Koning Bob Arrington John Shepherd Al Reuter John Constine Joel Toomey Amy Provstgaard 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, Valley View Village
Absent:	Eric Schmela John Johnson Dianna Arnett John Keller	Declarant, Battlement Mesa Partners Director, Monument Creek Village Director, Tamarisk Meadows Director, The Reserve
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 9:01 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 he has only received one complaint and it was from a residence on Locust Way regarding odor. URSA reported a diesel spill during operations on River Bluff Road. They have reported the spill has been cleaned up. Mr. Wynn reported that the Board of County Commissioners has signed the resolutions for URSA's phase II drilling plan but the COGCC is still reviewing the applications. Mr. Wynn reported that URSA is scheduled to complete the B pad near the end of February, once completed they will move to the D pad.

NOVEMBER 21, 2017 MEETING MINUTES

A motion was made by Director Shepherd and seconded by Director Toomey to approve the November 21, 2017 regular meeting minutes with a correction. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Constine and seconded by Director Arrington to approve the November 2017 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee-See attached written report.

Architectural Committee-There was no meeting.

Page 1 of 3

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

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-No written report.

Energy Advisory Board-See attached written report.

MANAGER REPORT

See attached written report.

Mr. Rippy reported that RHP Properties would like to know the process of having a member of their organization appointed to the BMSA Board of Directors. Mr. Rippy will discuss the process with our legal counsel and get back to RHP Properties and the Board of Directors.

Mr. Rippy reported that the wood sign near Grace Bible Church that has the Kiwanis sign on it has fallen down. The Board of Directors asked Mr. Rippy to have the wooden structure removed until the Board can move forward with a new structure.

2018 Contracts

A motion was made by Director Provstgaard and seconded by Director Shepherd to approve the 2018 Newsletter Contract with a two year term with Jessica Lynn studios for \$560 per month. The contract remains unchanged from the 2017 contract. The motion carried unanimously.

A motion was made by Director Shepherd and seconded by Director Toomey to approve the 2018 Landscape Maintenance Contract with Lush Green Landscapes for a three year term that will expire on December 31, 2020 for \$190,550 over the course of a 30 week season beginning April 1st and ending October 31st. The contract remains unchanged from the previous 3 year contract. The motion carried unanimously.

A motion was made by Director Shepherd and seconded by Director Provstgaard to approve the 2018 Tamarisk Village Landscape maintenance contract with Lush Green Landscapes for a three year term that will expire on December 31, 2020 for \$4,500 over the course of a 30 week season beginning April 1st and ending October 31st. The contract remains unchanged from the previous 3 year contract. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Trash Service Contract with Dependable Waste Services for a three year term that will expire on December 31, 2020 for \$15.00 per month per residential unit. The contract remains unchanged from the previous 3 year contract.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Association Management Contract with Battlement Mesa Metropolitan District for a one year term that will expire December 31, 2018 for \$103,000 for BMSA management and \$7,000 for Tamarisk Village Front Yard Assessment Management for a total of \$110,000 annually. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Covenant Enforcement Contract with Battlement Mesa Metropolitan District for a one year term that will expire December 31, 2018 for \$1,667 per month or \$20,000 annually. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Street Litter Pickup Service Contract with Parkway Services (Ken & Rosemary Locker) for a one year term that will expire December 31, 2018 for \$1,040 per month or \$12,480 annually. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Trails-Snow Removal Service Contract with Lush Green Landscapes for a three year term that will expire December 31, 2020 for \$800 per month for the months of January, February, March, October, November and December for 16 hours of service and an additional rate of \$50 per hour will be charged for any hours that exceed 16 hours. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Weed Management Service Contract with Mountain Lawn LLC for a one year term from April 1, 2018 through October 31, 2018 for \$15,500 annually. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Reuter to approve the 2018 Street Sweeping Service Contract with Battlement Mesa Metropolitan District for a one year term that will expire December 31, 2018 for \$15,000 annually for one sweeping of the sub-association communities and two sweepings of the non-sub-association communities. An additional \$3,000 for a third sweeping of the non-sub-association communities is available should the BMSA choose to do a third sweeping. The contract has remained unchanged since 2010. The motion carried unanimously.

DEVELOPER REPORT

No report.

NEW BUSINESS

Golf Course Flags

Director Koning reported that she and Mr. Rippy received an email from Judy Bertran, manager of the Parachute/Battlement Mesa Park & Recreation District stating the Park & Recreation District will not be maintaining the flags at the golf course. Mr. Rippy spoke to Doug Choate from the Battlement Mesa Golf Course and provided him with a new set of flags for the poles. Director Koning and the Board of Directors feel that the flags on the golf course are a staple in Battlement Mesa and should not be removed.

A motion was made by Director Hoy and seconded by Director Toomey to have Mr. Rippy and Director Koning speak to the Parachute/Battlement Mesa Park & Recreation District to tell them that BMSA will purchase the flags for the poles and ask the golf course staff to install the flags. The motion carried unanimously.

OLD BUSINESS

Director Koning reported that the stone for the Monument Creek Village sign has been ordered and we are waiting on a draft of the font before moving forward.

OTHER BUSINESS

None

UNRESOLVED/WORKING ITEMS

Director Koning reviewed the unresolved/working items report.

ADJOURNMENT

The meeting adjourned at 10:450 am.

BMSA Financial Committee

December 19, 2017 Report on Financial Documents

For November 2017

Operating Accounts

November is the eleventh month of our fiscal year or 92% of the year.. The results for YTD continue to be very positive. On the income side, Actuals exceeded the YTD Budget amounts by \$65,065. The biggest contributors were both the Common and the Developer's Assessments. Attorney fees and Miscellaneous Revenues were also significant.

On the Expenditure side, the actuals were below the budgeted amounts by \$51,130. Most accounts underran their budget amounts but a number overran their budget by large amounts, namely Legal, ROW, Open Space Maintenance, Street Light Maintenance, and Irrigation Water. However the net is still positive. We anticipate some delayed billing so the net could change significantly.

As noted 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 November Income over Expenses show a positive \$49,870. 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 November 2017 financials are included in your packets.

Reserve Accounts

We also reviewed the Reserve Accounts. \$193,617 to date has been was expended for Median, Trails, Land, Waterfall, and Signage Improvements. In addition, funds from our Edward Jones Account were used for Turkey Park, \$75,869 and \$2178 an advance for the new Monument Village stone sign.

Non Profit 501(c)(4) Application

Pending, application has been submitted to the IRS.

Battlement Mesa Service Association / Covenant Violations / November 2017

Village	Address	Date	Violation	Action
Monument Creek	12 Cactus Court	11/01	Maintenance of Property	Fine
Monument Creek	80 Dogwood Lane	11/29	Maintenance of Property	
Monument Creek	16 Pinyon Place	11/29	Trailer parked in driveway	
Tamarisk Meadows	404 Mineral Springs Circle	11/01	Trailer parked in driveway	Fine
Tamarisk Meadows	26 Little Phoenix Way	11/29	Maintenance of Property	
Tamarisk Village	12 E. Tamarack Circle	11/01	Maintenance of Property	Fine
Tamarisk Village	132 E. Tamarack Circle	11/01	Maintenance of Property	
Tamarisk Village	116 Queen City Circle	11/22	Abandoned Vehicle	
Tamarisk Village	85 Cedar Circle	11/29	Maintenance of Property	
Tamarisk Village	151 E. Tamarack Circle	11/29	Maintenance of Property	
Tamarisk Village	72 E. Tamarack Circle	11/29	Maintenance of Property	
Tamarisk Village	12 W. Bonanza Place	11/29	RV parked in front of home	
Valley View	0064 Cliff View Circle	11/01	Maintenance of Property	
Valley View	0079 Cliff View Circle	11/01	Maintenance of Property	
Valley View	0026 Cliff View Circle	11/01	Maintenance of Property	
Valley View	0112 Cliff View Circle	11/29	Maintenance of Property	
Valley View	0051 Angelica Circle	11/29	Trashcan	
Valley View	0057 Angelica Circle	11/29	Trashcan	
Valley View	0085 Angelica Circle	11/29	Trashcan	
Valley View	0209 Cliff View Circle	11/29	Trashcan	
Valley View	0218 Cliff View Circle	11/29	Trashcan	
Battlement Creek	665 Battlement Creek Trail	11/01	Maintenance of Property	Fine
Canyon View	52 Aster Court	11/01	Trashcan	
Canyon View	24 Larkspur Place	11/27	RV parked in driveway	

Battlement Mesa Service Association / Covenant Violations – 2017

<u>November</u>	Maintenance of Property			
Village	Maintenance of Property	Trashcan	Parking	Miscellaneous Total
Monument Creek	2	0	1	3
Tamarisk Village	5	0	2	7
Tamarisk Meadows	1	0	1	2
Valley View	4	5	0	9
Willow Creek	0	0	0	0
Eagles Point	0	0	0	0
Stone Ridge	0	0	0	0
Battlement Creek	1	0	0	1
The Reserve	0	0	0	0
Canyon View	0	1	1	2
Mesa Ridge	0	0	0	0
Fairways	0	0	0	0
	13	6	5	24

Year to Date / January – November

	Maintenance of Property				
Village	Maintenance of Property	Trashcan	Parking	Miscellaneous	Total Pct.
Monument Creek	183	63	106	6	358 31.7%
Tamarisk Village	110	58	51	5	224 19.9%
Tamarisk Meadows	92	16	35	0	143 12.7%
Valley View	57	55	19	3	134 11.9%
Willow Creek	34	19	17	0	70 6.2%
Eagles Point	18	10	7	0	35 3.1%
Stone Ridge	16	4	13	2	35 3.1%
Battlement Creek	22	20	18	4	64 5.7%
The Reserve	9	8	10	1	28 2.5%
Canyon View	3	15	8	1	27 2.4%
Mesa Ridge	0	3	1	0	4 0.4%
Fairways	4	0	2	0	6 0.5%
	548	271	287	22	1128
Percent	48.6%	24.0%	25.5%	2.0%	

EAB AGENDA

Garfield County Energy Advisory Board

Thursday, December 7th 2017

Garfield County Rifle Administration Building

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

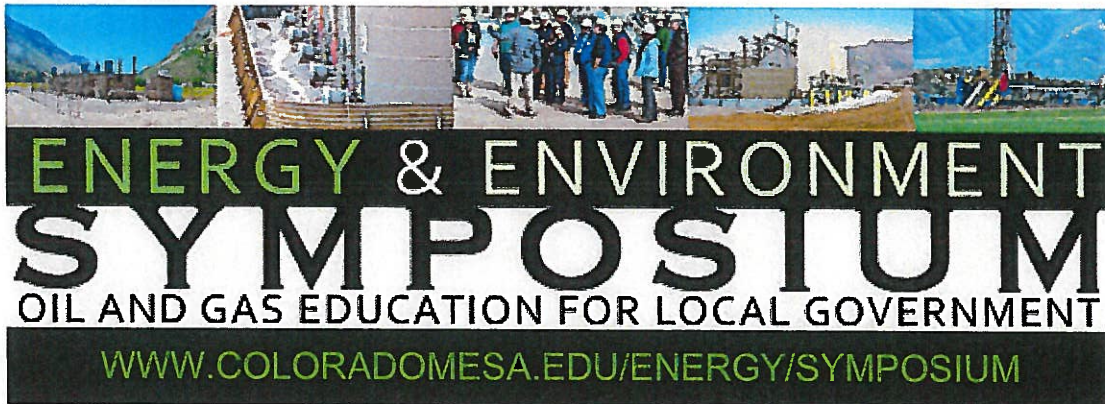
Begins at 5:30pm

***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: Alan White, Town of Silt and Sean Strode City of Rifle	EAB Secretary
6:05 - 6:10	Approval of previous meeting minutes	EAB Chair
6:10 – 7:00	Educational Presentation: US NATURAL GAS AND CRUDE OIL MARKET ANALYSIS: PRESENT AND FUTURE	Hakan Corapcioglu, Energy Market Analyst, Drillinginfo
7:00 – 7:05	New Business:	EAB Chair
7:05 – 7:15	Old Business: Nominations committee recommendation for 2018 EAB officer positions	Jeff Simonson, Leslie Robinson, Kirby Wynn and Jake Janicek
7:15 – 7:25	Public Comments: Items requiring follow-up will be assigned to a sub group to facilitate resolution. Individuals are limited to 3 minutes each.	EAB Chair
7:25 – 7:35	Community Counts and State/Federal agency updates	Community Counts and State/Federal Agencies
7:35 – 7:50	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
7:55 – 8:00	EAB Member general information items	EAB Members
8:00 pm	Announce next meeting (February 1 st , 2018) and adjourn	EAB Chair

Amie Martin

From: Kirby Wynn, Garfield County <kwynn@garfield-county.com>
Sent: Wednesday, November 22, 2017 4:09 PM
To: amartin@battlementmesacolorado.com
Subject: Save the Date!!! 6th Annual Energy & Environment Symposium



Dear Amie Martin,

As a fellow local government leader, we hope you will consider joining us at the **6th Annual Energy & Environment Symposium April 18-19, 2018**. This popular event was attended by 220 of your peers last year and provides oil and gas education developed specifically for Colorado's county and municipal officials. Come join the discussion and engage our expert speakers.

Our target audience includes those who navigate energy industry issues on behalf of local governments including municipal and county planners, city and county elected officials and managers, finance officers, and other local leaders and consultants to local government.

Look for our fresh 2018 agenda and Early Bird registration discounts coming soon! The 2017 Symposium presentations and videos may be viewed [here](#).

Scholarships for local government representatives are available. Contact Garfield County oil and gas liaison Kirby Wynn immediately at kwynn@garfield-county.com or (970) 625-5905 for more information.

We look forward to seeing you April 18 & 19 in Rifle!

Sincerely,

Kirby Wynn, on behalf of Garfield County Commissioners and Colorado Mesa University

STAY CONNECTED:



Garfield County, 195 W. 14th Street, Bldg D, STE 306, Rifle, CO 81650

[SafeUnsubscribe™ amartin@battlementmesacolorado.com](#)

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [kwynn@garfield-county.com](#) in collaboration with



Try it free today

Garfield County Energy Advisory Board Invites You to a Community Program

US NATURAL GAS AND CRUDE OIL MARKET ANALYSIS: PRESENT AND FUTURE

When: Thursday, December 7, 2017

Beginning at 5:30 p.m., dinner and social time is provided for attendees.

Meeting will begin promptly at 6:00 p.m.

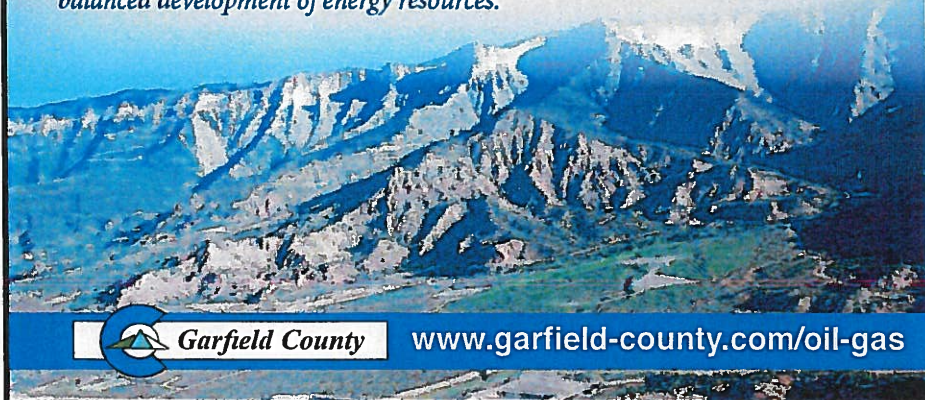
Where: Garfield County Rifle Administration Building
Second Floor, 195 W. 14th Street, Rifle, Colorado



Hakan Corapcioglu,
Energy Market Analyst, Drillinginfo

Presentation description: Natural gas and crude oil market dynamics determine prices and therefore determines investment outcomes, local/state/federal tax revenue, the value of mineral rights, and local land use for drilling and infrastructure buildout. This presentation will discuss the supply/demand dynamics that are driving current and future prices, and the specific role the Piceance Basin will play going forward.

The Energy Advisory Board is a monthly forum for the public, oil and gas industry, landowners and local government to engage in positive and proactive communication and actions that encourage responsible and balanced development of energy resources.



Garfield County

www.garfield-county.com/oil-gas



NORTHWEST COLORADO OIL AND GAS FORUM

Thursday, December 7, 2017 (9:00 AM – noon)

**Colorado Mountain College, Rifle Campus (Clough Auditorium)
3695 Airport Road, Rifle, CO 81650**

**Co-chairs: Mike Samson (Garfield County Commissioner)
Matt Lepore (COGCC Director)**

AGENDA

- 9:00 Welcome and Opening Remarks** - Mike Samson (Garfield County Commissioner) and Matt Lepore (COGCC Director)
- 9:30 COGCC Staff Introductions** - Marc Morton (COGCC Local Government Liaison)
- 9:45 Orphan and Distressed Operator Program** – Dave Andrews (COGCC West Region Engineering Supervisor)
- 10:15 Break**
- 10:30 Public and other Stakeholder Comments**
- 10:40 BLM & USFS Update** – TBD (BLM)
- 10:50 Community Counts Update** - Nita Smith (Community Counts Executive Director)
- 11:00 Local Government Updates**
Kirby Wynn (Garfield County Oil and Gas Liaison)
Other Local Governments
- 11:15 Operator Updates**
- 12:00 Adjourn**

Next Meeting: March 1, 2017

Manager Report

Date: December 19, 2017

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippey, Association Manager

Turkey Trail Park: The irrigation system and hydro-seeding of the turf area has been completed, weed barrier and landscape rock have been installed in the landscape beds and the drinking fountain is now installed. Therefore, the park improvements as indentified in the contract with Lush Green Landscapes have now been completed.

2018 Newsletter Service Contract: I am recommending the BMSA enter into a two year contract with Jessica Lynn Studios to again provide newsletter production services for the BMSA. The term of contract is from January 1, 2018 thru December 31, 2019. The contract fee of \$560 per month would remain unchanged through the term of the contract and is the same amount as paid in 2017.

2018 Landscape Maintenance Contract: I am recommending the BMSA enter into a three year contract with Lush Green Landscapes to again provide landscape maintenance services for the BMSA. The term of the contract is from January 1, 2018 thru December 31, 2020. The contract fee is \$190,550 over the course of a 30 week season beginning April 1st and ending October 31st. The contract fee remains unchanged from the previous three year contract.

2018 Tamarisk Village Front Yard Irrigation Maintenance Contract: I am recommending the BMSA enter into a three year contract with Lush Green Landscapes to again provide Tamarisk Village front yard irrigation system maintenance. The term of the contract is from January 1, 2018 thru December 31, 2020. The contract fee is \$4,500 over the course of a 30 week season beginning April 1st and ending October 31st. The contract fee remains unchanged from the previous three year contract.

2018 Trash Service Contract: I am recommending the BMSA enter into a three year contract with Dependable Waste Services to again provide curbside trash services for the BMSA. The term of the contract is from January 1, 2018 thru December 31, 2020. The contract fee is \$15.00 per month per residential unit and remains unchanged from the previous three year contract.

2018 Association Management Contract: I am recommending the BMSA enter into a one year contract with Battlement Mesa Metropolitan District to again provide association management services for the BMSA. The term of the contract is from January 1, 2018 thru December 31, 2018. The total contract fee is \$110,000 which is broken down to include \$103,000 BMSA management and \$7,000 Tamarisk Village Front Lawn Assessment management.

2018 Covenant Enforcement Contract: I am recommending the BMSA enter into a one year contract with Battlement Mesa Metropolitan District to again provide covenant enforcement services for the BMSA. The term of the contract is from January 1, 2018 thru December 31, 2018. The contract fee is \$1,667 per month and \$20,000 annually.

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

2018 Street Litter Pickup Service Contract: I am recommending the BMSA enter into a one year contract with Parkway Services (Ken & Rose Mary Locker) to again provide street litter pickup services. The term of the contract is January 1, 2018 thru December 31, 2018. The contract fee is \$1,040 per month and \$12,480 annually.

2018 Trails - Snow Removal Service Contract: I am recommending the BMSA enter into a three year contract with Lush Green Landscapes to again provide snow removal services for the BMSA trail system. The contract fee is \$800 per month for the months of January, February, March, November and October. An additional rate of \$50 per hour will be charged for any hours that exceed the per month base of 16 hours.

2018 Weed Management Services Contract: I am recommending the BMSA enter into a one year contract with Mountain Lawn, LLC. to again provide weed management services for the BMSA. The contract fee is \$15,500 annually and includes three major chemical applications and smaller monthly spot applications throughout the season. The term of the contract is April 1, 2018 thru October 31, 2018.

Street Sweeping Service Contract: I am recommending the BMSA enter into a one year contract with Battlement Mesa Metropolitan District to again provide street sweeping services for the BMSA. The contract fee is \$15,000 for one sweeping of the sub-association communities and two sweepings of the non sub-association communities. An additional \$3,000 for a third sweeping of the non sub-association communities is available should the BMSA choose to do a third sweeping. The contract fee for street sweeping has not increased since 2010.

Amie Martin

From: Grand Avenue Bridge Public Information
<info=grandavenuebridge.com@mail206.atl61.mcsv.net> on behalf of Grand Avenue Bridge Public Information <info@grandavenuebridge.com>
Sent: Tuesday, December 12, 2017 10:02 AM
To: amartin@bmmetro.com
Subject: GAB Night Work Continues, Holiday Traffic Impacts, Traffic Signal Work

Work continues on GAB, Sixth Street and HSP Parking Lot

[View this email in your browser](#)



**Grand Avenue
Bridge**



COLORADO
Department of Transportation
Colorado's way forward



GAB Project Update

The north crosswalk at the intersection of Eighth Street and Grand Avenue is now open. The east side of Seventh Street from Cooper Avenue to the pedestrian bridge crossing is now open for public parking.

Night Work Continues on Eighth and Ninth streets

Nightly, from 8 PM to 6 AM, crews will begin removing traffic signals on Eighth and Ninth streets. Night work will continue each evening for the remainder of the month.

GAB and Sixth Street Lane Closures

Anticipate lane closures on the GAB and on Sixth Street daily during off-peak times. Crews are working on the islands near the roundabout and removing overhangs on the GAB.

Hot Springs Pool Parking Lot

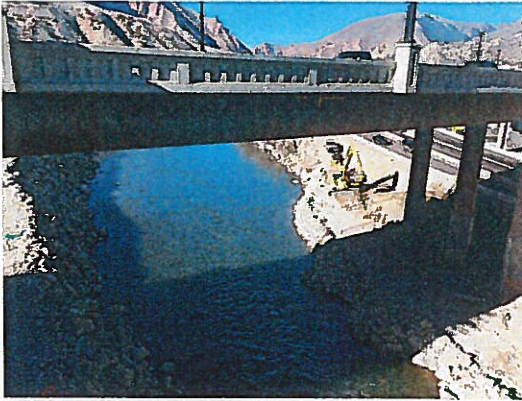
Crews have paved the Hot Springs Pool parking lot and are working on completing the roundabout to River Road. A retaining wall in the north part of the lot is also being constructed for the next few months.

North Causeway Removal

Crews are removing the north causeway over the next few months. Be aware of work on the riverbank if you're boating this winter.

Holiday Work Update:

From Saturday, Dec. 23 through Monday, Jan. 1, activity will be minimal for the holidays. Stay tuned for upcoming January traffic impacts.



A view of the Colorado River north causeway removal.

Public Information:

Call or Text | 970-618-9897

Email | info@grandavenuebridge.com

Web | grandavebridge.codot.gov

Facebook |

facebook.com/GrandAveBridgeProject

[Forward to a friend](#)



For Daily Updates



Website



Email

Copyright © 2017 Grand Avenue Bridge Public Information. All rights reserved.

You are receiving this email because you requested information regarding weekly construction updates for the Grand Avenue Bridge.

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)