



Approved
February 21, 2012

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 17, 2012

Present:	Keith Lammey Sara McCurdy Brad Hoy Greg Davidson Laurel Koning Bob Arrington Jeff Hill Keith Sheppelman Jason Fletcher	President, Mesa Ridge Townhomes Vice President, Eagle's Point Director, Valley View Village Director, Tamarisk Meadows Director, Battlement Creek Village Director, Willow Creek Village Director, The Fairways Director, Stone Ridge Village Director, The Reserve
Excused Board Members:	Eric Schmela Jonathan Lay John Shepherd	Delegate, Battlement Mesa Partners Delegate, Battlement Mesa Partners Sec/Treasurer, Canyon View Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Dave Devanney CE Lear Don Gray	John Lavey Brian Palcer

OWNERS OPEN FORUM

Dave Devanney read a statement to the Board regarding a letter he received from the Board of Directors. The letter to Mr. Devanney was in reference to a letter to the editor, commenting on the proposed community park, that Mr. Devanney signed along with other Battlement Mesa residents that appeared in the Grand Valley Echo.

Mr. Devanney stated that he did not sign the letter to the editor as the chairman of the Parks/Open Space/Trails (POST) committee but as a citizen. Mr. Devanney commented that he has enjoyed serving on the POST committee and did not wish to resign.

Director Lammey stated that the Board would have further discussion of this issue during the POST committee report.

CALL TO ORDER

Director Lammey called the meeting to order at 9:10 am.

EXCUSE ABSENT BOARD MEMBERS

Director Lammey excused absent Board Members Jonathan Lay, Eric Schmela and John Shepherd.

DISCLOSURE OF CONFLICTS

Director Lammey disclosed that a company he owns is under contract with the BMSA to provide covenant protection services.

Director McCurdy disclosed that she is a Board member of the Battlement Mesa Metropolitan District.

Director Sheppelman disclosed that he is a paid employee of the Battlement Mesa Metropolitan District.

Director Hoy & Davidson disclosed that the company they own is under contract with the BMSA for weed management.



Garfield Legacy Project

John Lavey from the Garfield Legacy Project explained that the GLP remains committed to working with the citizens of Battlement Mesa to establish an effective, voluntary and non-regulatory open lands program in Garfield County. Mr. Lavey stated that Dave Devanney has been a co-chair of the program for about the past year. Mr. Lavey stated that the GLP believes an effective program needs: 1) significant and reliable funding; 2) effective structure for management and oversight; and 3) a plan to ensure investments are cost-effective and reflect community values.

APPROVAL OF MINUTES

A motion was made by Director Davidson and seconded by Director McCurdy to approve the December 20, 2011 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORTS

Mr. Rippy reported that BMSA has not received the second half payment from Encana for street sweeping.

A motion was made by Director McCurdy and seconded by Director Davidson to approve the December 31, 2011 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: Director Arrington reported that the committee met with Mr. Rippy and Sandy Yeager regarding the error made on previous audits regarding the Comcast Franchise Fee. It appears this started with our previous auditor.

Mr. Rippy reported that BMSA was not charged any penalties on the error, but the interest charged came to about \$700.

Architectural/Covenant Committee: The architectural committee reports are included in the packets.

Director Lammey stated that there were 48 violations for December 2011 bringing the total for 2011 to 985 violations.

Oil & Gas Committee: No report given.

Director Lammey reported that the annual Antero meeting is scheduled for Tuesday, February 7, 2012 at 6:00pm at the Grand Valley Fire Protection District.

Parks/Open Space/Trails Committee: Director Fletcher asked if the Library Trail was now completed. Mr. Rippy stated that the trail is completed except the crossing of the Battlement Parkway near the Crown Peak Baptist church parking lot. Mr. Rippy stated that the fence adjacent to the trail will be completed in the spring. Mr. Rippy stated that Garfield County intends to complete the crossing of the Battlement Parkway in the spring or summer.

Director Lammey asked Mr. Devanney if he had additional comments in relation to his statement made during the Owners Open Forum.

Mr. Devanney stated that he had nothing to add.

Director Koning stated that she felt the letter from the Board of Directors, went further than she felt the Board had intended and that it was mailed too soon, which did not allow her and perhaps other Board members to comment on it. She did not feel the Board intended the letter to be an ultimatum.

Director Lammey stated that he had requested comments from the Board to be received by Friday as that is the time that he signs and mails covenant violation letters and by the time he had received Director Koning's comments the letter had been mailed.

Director Koning stated that she sent her comments Friday afternoon and that the letter could have waited until Monday to be mailed.



Director Fletcher stated that he also sent his comments late Friday.

Director Arrington stated that he was not present at the meeting, during the discussion of sending Mr. Devanney a letter, but he did express his feelings in an e-mail regarding the intent of the letter.

Director Arrington stated that the letter that appeared in the Grand Valley Echo was suggesting that there were other uses for the proposed Antero funds rather than using them for the community park. Director Arrington stated he did not believe the letter to the editor was an attack on the parks.

Director Lammey stated that he did think the letter to the editor was an attack on the park and the BMSA.

Director Arrington stated that he believes the Board should reverse its action as stated in the letter.

After much discussion, the Board took no further action concerning the Chairman of the POST committee regarding the letter sent to him from the BMSA Board of Directors.

Planning Committee: A motion was made by Director Fletcher and seconded by Director Koning to appoint Don Gray to the Planning Committee. The motion carried unanimously.

Public & Community Relations Committee: Director Lammey reported that the 1st online newsletter was emailed on December 31, 2011. Director Lammey stated that if the Board has any suggestions for future newsletters, please contact him.

Director Lammey reported that during the first 41 days of the new website there were 4,516 visits to the site, 19,106 page views and 284,746 hits on the site.

Public Works Committee: Director Sheppelman reported that the committee has identified a site for the heli-pad. The site is south of Battlement Mesa Medical Center. Director Sheppelman stated that the committee is meeting with the pilot of the helicopter regarding requirements for the site. The next Public Work Committee meeting will be held in April.

Associated Governments of Northwest Colorado: No report given. The AGNC Chairman resigned on January 16, 2012. The next meeting is scheduled for February 9, 2012 at 10 am in Rifle.

MANAGER REPORT

Mr. Rippy handed out a list of capital improvement projects sent to him by Board members. Mr. Rippy suggested a workshop or time on the regular Board meeting agenda to have Board members prioritize the projects.

Mr. Rippy explained that the property at 34 W Bonanza Place is in the foreclosure process. The property owner's son would like to pay us \$500 to stop the collection process. The Board asked Mr. Rippy to handle the negotiations and have the attorney stop the collection efforts.

A motion was made by Director McCurdy and seconded by Director Davidson to adopt the 2011 amended budget to reclassify funds. The motion carried unanimously.

Mr. Rippy reported that the reserve study is complete and included in the packets. Mr. Rippy asked the Directors to review the study and email him with any questions or comments.

Director Lammey stated that we may need to have a workshop to further discuss the study.

DEVELOPER REPORT

No report given.



OLD BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

Director Lammey stated that we received a letter regarding a trash cart violation at 69 Rosewood Way. Director Lammey explained that the owner was on vacation and had a neighbor putting the trash cart away. The cart was not put behind the fence. Director Lammey would like the Board to waive the \$50 fine since they did make an effort to be in compliance.

A motion was made by Director Davidson and seconded by Director Koning to waive the \$50 fine. The motion carried unanimously.

Director Koning stated that Director Fletcher has received a letter from a resident in The Reserve regarding barking dogs. What can BMSA do about this issue?

Director Lammey stated that the resident can contact Garfield County animal control and also contact Director Lammey regarding the issue and he can send out a letter.

Director McCurdy stated that we need to have a Directors meeting to elect officers.

ADJOURN

A meeting was adjourned at 11:17am for covenant violation hearings.

RECONVENE

The regular meeting reconvened at 11:53am.

A motion was made by Director Davidson and seconded by Director Hill to have the owner of 80 Rosewood Way remove the sign from the water fall area and waive the \$50 fine. The motion carried with Director Lammey abstaining.

A motion was made by Director Fletcher and seconded by Director Hill to reverse the \$125 fine from the account for 93 Dogwood Lane. The motion carried with Director Lammey abstaining.

A motion was made by Director Fletcher and seconded by Director Hill that the sign at 240 Lodgepole Circle needs to be removed and not reinstalled and the fines will remain on the account. The motion carried unanimously with Director Lammey abstaining.

ADJOURN

A motion was made and carried to adjourn the meeting at 11:56am.