

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 18, 2011

Present:	Keith Lammey	President, Mesa Ridge Townhomes
	Sara McCurdy	Vice President, 1 st Eagle's Point
	John Shepherd	Secretary/Treasurer, Canyon View Village
	Bob Arrington	Director, Willow Creek Village
	Jeff Hill	Director, The Fairways
	Jeanice Freeman	Director, The Reserve
	Jonathan Lay	Director, Battlement Mesa Partners
	Laurel Koning	Director, Battlement Creek Village
	Keith Sheppelman	Director, Stone Ridge Village
Excused Absence:	Eric Schmela	Director, Battlement Mesa Partners
	Greg Davidson	Director, Tamarisk Meadows
	Brad Hoy	Director, Valley View Village
Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant
	Chris Stockton	A & M Consulting
Community Members Present:	Jay Haygood	Dave Devanney
	Jon Black	

APPROVED

OWNERS OPEN FORUM

Jay Haygood from Tamarisk Meadows subdivision stated that there is unsightliness in Tamarisk Meadows. There is a welder on a trailer on Mineral Springs; there is also a commercial welding truck with acetylene bottles on it. Mr. Haygood stated that he believed these were covenant violations because they were unsightly and commercial vehicles are not allowed in a residential neighborhood. He asked the Board whether they believed this was a violation due to unsightliness.

After additional discussion the Board of Directors agreed that the issue raised by Mr. Haygood would be discussed at a later time.

CALL TO ORDER

Director Lammey called the meeting to order at 9:40 am.

APPROVAL OF MINUTES

A motion was made by Director Arrington and seconded by Director McCurdy to approve the December 21, 2010 minutes with corrections. The motion carried unanimously.

COMMITTEE REPORTS

Oil & Gas Committee

Director Lammey introduced Jon Black from Antero Resources. Mr. Black wanted to discuss the date for the annual Antero community meeting. The meeting is tentatively scheduled for Wednesday, February 9, 2011.

After further discussion, the Board requested that Mr. Black change the date of the meeting to Thursday, February 10, 2011 at 6:30pm at the BMAC. Mr. Black agreed to the date.

Finance Committee

Director Shepherd stated the BMMD is doing a great job with the management of the BMSA.

FINANCIAL REPORT

A motion was made by Director McCurdy and seconded by Director Koning to approve the December 31, 2010 financials subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Architectural/Covenant Committee

Director Sheppelman stated that there are no new buildings scheduled for construction in Battlement Mesa at this time.

Park/Open Space/Trails Committee

Dave Devanney stated that the committee met with Eric Schmela from Battlement Mesa Company, regarding the open spaces within the Battlement Mesa PUD. The committee is continuing to work on the Open Space/Trails Master Plan.

Mr. Devanney stated that Garfield County has a signed contract to begin work on the library trail in the spring. Mr. Devanney stated that Steve Rippey is working with John & Jody Lyons regarding Phase 2 of the trail.

Planning Committee

No report given.

Public & Community Relations Committee

No report given.

Public Works Committee

Director Sheppelman stated that they will hold their first meeting on Wednesday, January 26, 2011 at 6:30 at the BMAC. Director Sheppelman stated that there are still openings on this committee.

Director Arrington asked if it would be worth while to have a BMMD member on the committee? This is an important group to have included.

Associated Governments of Northwest Colorado

Director Lammey stated that the AGNC met on January 13, 2011. The AGNC has hired a contract lobbyist to assist them with legislative issues of importance to Northwest Colorado. The next meeting is scheduled for February 9, 2011.

NEW BUSINESS

Rifle Economic Development Corporation

Director Lammey introduced Julie Bjurstrom & Michael Langhorne from the Rifle Economic Development Corporation.

Julie Bjurstrom explained that the Rifle Economic Development Corporation (REDC) is a 501c3 established in 2007 to bring businesses and jobs to the Rifle area and build a more diverse and stronger economy. The REDC has been funded by the City of Rifle, business leaders and organization members.

During the past several years the REDC recognized that a more regional approach to economic development would be beneficial to all of western Garfield County. Therefore, they are expanding the membership of the REDC to include all of the municipalities from New Castle to Parachute as well as participation from Garfield County. New Castle and Parachute have now joined the group and conversations have begun with the Town of Silt.

Ms. Bjurstrom stated that although Battlement Mesa is not a municipality it has a significant population base as well as land for development. Therefore, the REDC would like to extend the opportunity for membership to the BMSA.

After additional discussion the Board asked Ms. Bjurstrom and Mr. Langhorne to email the structure of the REDC to Director Lammey. The Board will have additional discussion and give consideration to joining the REDC at a future meeting.

Incorporation Study

Director Shepherd stated that Garfield County has completed the incorporation study. The study shows that it is not financially feasible for Battlement Mesa to become incorporated at this time.

Director Shepherd and the Finance Committee will meet to discuss the study. Director Shepherd stated that a letter needs to be mailed to Garfield County thanking them for all the work they have done on the study.

MANAGERS REPORT

Mr. Rippey informed the Board that around the week of January 8th, twenty backflow prevention devices owned by BMSA were stolen. The replacement cost for the BFP's including installation is approximately \$600 each. Mr. Rippey stated that a report has been filed with the Garfield County Sheriffs office.

Mr. Rippey stated we have mailed out secret ballots to all property owners in Monument Creek Village.

Mr. Rippey stated that because of the holidays, we were delayed in sending out letters to Tamarisk Village property owners requesting candidates for the vacant delegate position.

Mr. Rippey stated that a draft agreement concerning the trail development through the Lyons property has been sent to John & Jody Lyons. Mr. Rippey will give them time to review the agreement before it is brought to the Board.

Mr. Rippey stated that the Tamarisk Village sign was destroyed sometime ago. Mr. Rippey would like authorization to move forward with replacing the sign. The Board agreed to have Mr. Rippey get costs for the current structure of sign, and bring the information to the Board for construction.

DEVELOPER REPORT

Director Lay stated the coffee meeting is scheduled for Thursday, January 21, 2011 at 9am at the 35th Ave Café.

OLD BUSINESS

Playground equipment proposal

Director Lammey stated that if the Board does not approve the new playground equipment language, then we will have to go back to the original covenant/architectural standards which states no structures over 8 feet tall.

A motion was made by Director McCurdy and seconded by Director Arrington to approve the new language for the playground equipment. The motion carried unanimously.

2011 Goals

Director Lammey stated that he would like to schedule a workshop to discuss goals for 2011. The workshop is scheduled for February 9, 2011 at 9am at the BMAC.

NEW BUSINESS

Committee Appointments

A motion was made by Director McCurdy and seconded by Director Freeman to appoint Director Koning to the Architectural/Covenant Protection Committee. The motion carried unanimously.

A motion was made by Director Shepherd and seconded by Director Hill to appoint Director Arrington to the Finance Committee. The motion carried unanimously.

A motion was made by Director McCurdy and seconded by Director Freeman to appoint Fred Inman to the Planning Committee. The motion carried unanimously.

ADJOURNMENT

A motion was made and carried to adjourn at 11:30 am.