

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 19, 2010**

Present:	Keith Lammey	President
	Sara McCurdy	Vice President
	Dan Cohen	Secretary/Treasurer
	Bob Arrington	Director
	Jay Haygood	Director
	John Shepherd	Director
	Jeff Hill	Director
	Eric Schmela	Director
	Gordon Elliott	Director/By phone
Also Present:	Steve Rippy	Association Manger
	Amie Martin	Administrative Assistant
Absent:	Adam Ford	Director
	Frank Oakley	Director
	Mike Stiers	Director
	Keith Sheppleman	Director

OWNERS OPEN FORUM

Stan & Helen Westrick, 22 Cactus Court, handed out a list of concerns and questions regarding the maintenance and snow removal on the walking paths and sidewalks. They also questioned the bid process for contracted services, ie: litter pickup.

The meeting was called to order at 10:15 am by Keith Lammey.

APPROVAL OF MINUTES

A motion was made by Director Schmela and seconded by Director Hill to approve the December 15, 2009 minutes as presented; the motion carried unanimously.

COMMITTEE REPORTS

Covenant Protection Committee: Director Lammey provided the Board with a violation list for December. He stated the violation list is quite small because of the holidays.

Architectural Committee: Director McCurdy reported that the committee is short one member and volunteers are needed.

Oil & Gas: Bill Nelson supplied a report that was handed out at the meeting. Director Arrington provided the Board with an email from Jim Rada from Garfield County Public Health. Director Arrington, Mary Ellen Denomy and Dave Devaney will be attending a meeting on February 3, 2010 @ 10am regarding the development of a proposal for a community health study/health impact assessment for the Battlement Mesa area.

Roads Committee: Mr. Rippy met with Garfield County Road & Bridge. He feels the meeting went well. Mr. Rippy is scheduling a meeting with Dennis Graham from Garfield County Road & Bridge concerning street sign/post replacements. Garfield County has indicated they have budgeted \$300,000 for chip and seal in Battlement Mesa for this summer.

Landscape Committee: Director Elliott stated there is no new information to report. Mr. Rippy is meeting with Mike Castle of White River Tree Service to schedule tree trimming.

Trails Committee: Mr. Rippy met with Jeff Nelson the engineer for Garfield County Road & Bridge. The drawings for the Library Trail are being done by and outside engineering company. Mr. Nelson could not confirm the \$300,000 budget but thought that was correct. Mr. Nelson stated the County Attorney may prefer a right of way instead of an easement for the trail. The attorney is going to require BMSA to do a long term agreement with Garfield County to maintain the trail. Dave Devaney believes the Lyons' would be on board with doing a ROW instead of and easement. Mr. Devaney has spoken with the Lyons' and they are committed to this trail. Mr. Devaney has also spoken with The Baker family that owns the property next to the river bridge, and they are also in favor of the trail.

Joint Advisory Committee: Director McCurdy stated she believes the JAC has completed their original task with the transition of BMSA management to the BMMD. The JAC will meet again at the end of the 1st quarter of 2010 to assess how the management change is working. Director Elliot stated the JAC is meeting with Garfield County Commissioner Mike Samson on February 10, 2010. Director Elliot suggested it might be a good idea to have a member of the Trails Committee at the meeting. Mr. Rippy informed the Board of Directors that the JAC met with

Parachute Town Manager, Bob Knight to keep him informed about the management transition and other issues occurring in Battlement Mesa. Mr. Knight provided the JAC with an update on the happenings in Parachute.

Wildfire Restoration Project: No report given.

Associated Governments of Northwest Colorado: Director Haygood provided a report to the Board. Director Lammey explained that Garfield County is exploring the concept of putting pit liners in a separate cell at the land fill.

Audit Committee: Director Cohen stated a meeting will be scheduled to review the audit.

DEVELOPER REPORT

Director Schmela stated he would like to meet with each Director and their neighborhood members. Director Schmela explained that he would like for the community to get to know the developer. Director Schmela stated a meeting is being held by Garfield County about getting mass transit to Parachute. Director Schmela stated that we have only changed management of the BMSA not combined into one government. He stated that BMSA still needs to keep a voice.

MANAGER'S REPORT

Mr. Rippy provided a written report.

FINANCIAL REPORT

A motion was made by Director Shepherd and seconded by Director Hill to approve the December 2009 financials as presented; subject to audit. The motion carried unanimously.

OLD BUSINESS

Hindman Sanchez Agreement: Director Lammey stated that a Retainer makes more sense than a Non-Retainer. He also believes BMSA should go with the Traditional Fee for Collections instead of Risk Sharing. After much discussion, a motion was made by Director Shepherd to go with a Retainer based on Traditional Fee for Collections, Director Haygood seconded the motion and the motion carried unanimously.

NEW BUSINESS

Public Communications: Director Lammey explained that he was approached by reporters for comments regarding BMSA. He abstained until he receives further

direction from the Board. Director Schmela stated since the Board elected Director Lammey as president, he should be the voice of BMSA.

Recycle Dumpster: Mr. Rippy stated the dumpster seems to be an ongoing issue. The dumpster was emptied on Thursday, January 15th and by Monday, January 18th it was full again. A motion was made by Director Shepherd to allow Mr. Rippy to get the dumpster emptied whenever it needs to be done, Director McCurdy seconded the motion and the motion carried unanimously.

Proposed Resolution by Bob Arrington: Director Arrington withdrew the proposal.

Committee Reviews: Director Lammey stated we need to look into our committee structures. Mr. Rippy stated that since there are so many committees our volunteer participation is low. We need to look into combining the committees ie: Trails Committee could also work on parks & open space. Director Lammey stated he would like to have a workshop to discuss this issue. A meeting is scheduled for February 2, 2010 at 2 pm with the Board and the Chairman of each committee.

Goal Setting 2010: Director Lammey stated it may be a good idea to have a workshop to set some goals for 2010. Director Schmela stated instead of a workshop that ^{next} every month that all directors come in with goal ideas before setting up a workshop. Director Lammey asked to have every Director come up with 2 or 3 goals a month.

Other Business: Mr. Rippy stated he received a petition from Larry Soderberg in Monument Creek Village about the unsightly property at 615 Ponderosa Circle. Mr. Rippy will contact the realtor of the property to discuss the problems. Mr. Rippy met with Richard Sherman from Mesa Ridge Townhomes. Mr. Sherman feels he was over charged for 2009 BMSA dues. He feels he is entitled to a refund. After discussion with the board, Mr. Rippy will correspond with Mr. Sherman that no refund will be given.

ACTION ITEMS

Director Shepherd provided the Board with a report. Since Director Arrington withdrew his proposal, Action #113 Arrington Proposed Resolution can be removed from the Action Items List.

EXECUTIVE SESSION

The board went into Executive Session at 1:05pm to discuss procedures for the treatment of handling confidential information.

At 1:29 pm the Board came out of Executive Session.

With no further business to come before the board, a motion was made to adjourn at 1:31 pm.