

APPROVED

BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 15, 2011

Present:	Keith Lammey	President, Mesa Ridge Townhomes
	Sara McCurdy	Vice President, 1 <sup>st</sup> Eagle's Point
	John Shepherd	Secretary/Treasurer, Canyon View Village
	Brad Hoy	Director, Valley View Village
	Greg Davidson	Director, Tamarisk Meadows
	Dora Rayne	Director, Monument Creek Village
	Bob Arrington	Director, Willow Creek Village
	Jonathan Lay	Delegate, Battlement Mesa Partners
	Keith Sheppelman	Director, Stone Ridge Village
	Laurel Koning	Director, Battlement Creek Village
	Jeanice Freeman	Director, The Reserve
Excused Absence:	Eric Schmela	Delegate, Battlement Mesa Partners
	Jeff Hill	Director, The Fairways
Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant
Community Members Present:	Chuck Hall	Dave Devanney
	Juan Rivera	Jason Fletcher

**OWNERS OPEN FORUM**

Juan Rivera from Valley View Village stated that he purchased his home 3 years ago and has been having problems with his neighbor's pets since the day he moved in. Mr. Rivera stated that he has spoken to the neighbor regarding her pets defecating on his lawn. The neighbor was very angry and did not clean up after her pets. The neighbor has 4 cats and 2 dogs. Mr. Rivera has contact the Garfield County Animal Control officer five times without any resolution. Mr. Rivera stated that in the summer the smell and flies are so bad that they can not enjoy the outdoors. Mr. Rivera is asking for help from the BMSA.

Director Lammey stated that we have sent out 4 letters to the neighbor. We will follow up on the letters and get a hearing scheduled.

**INTRODUCTION OF NEW BOARD MEMBER**

Director Lammey introduced Dora Rayne as the new delegate for Monument Creek Village. Dora is an employee of Alpine Bank in Battlement Mesa and an active member of the Chamber of Commerce.

**CALL TO ORDER**

Director Lammey called the meeting to order at 10:45 am.

**DISCLOSURE OF CONFLICTS**

Director Lammey disclosed that he is a paid employee of the BMSA as the Covenant Protection Officer.

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

Director Sheppelman disclosed that he is a part time employee of Battlement Mesa Metropolitan District.

## **APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Freeman to approve the January 19, 2011 minutes with corrections. The motion carried unanimously.

## **FINANCIAL REPORT**

A motion was made by Director Arrington and seconded by Director Sheppelman to approve the January 21, 2011 financials, subject to audit. The motion carried unanimously.

## **COMMITTEE REPORTS**

**Finance Committee:** No report given. Mr. Rippy explained that the 2010 audit was completed the week of February 7, 2011.

**Architectural/Covenant Committee:** Director Lammey stated that the committee is working on the language of our covenants.

Director Lammey stated that he waited until the first week of February 2011 to send out letters regarding Christmas decorations still displayed. Director Lammey stated that these letters are on his report under unsightliness.

Director Lammey stated that the violations for 2011 are down from 2010.

**Oil & Gas Committee:** Chuck Hall stated that the committee met with Encana in January. The meeting was to update the committee as to Encana's planned activities for 2011. Mr. Hall explained that in 2008 Encana had 15 rigs in operation in the area, right now they only have 9.

Mr. Hall stated that he went to a meeting with the Garfield County Commissioners on Friday, February 4, 2011. In the meeting, Garfield County Commissioners were looking at one well pad for Encana and 3 well pads for Antero which are approximately ½ mile for the Battlement Mesa PUD. Encana is also working on a three phase gathering facility.

Mr. Hall stated that Encana and Antero both submitted conditions of approval to Garfield County on Monday, February 14, 2011. The conditions of approval were neither accepted nor rejected.

Mr. Hall informed the Board that the Energy Advisory Board meets the 1<sup>st</sup> Thursday of the month at 6:00 pm at the Health and Human Services Building in Rifle.

Mr. Hall stated that Community Counts has a new website. That web address is [www.communitycountscolorado.com](http://www.communitycountscolorado.com). Their phone number is 866-442-9034. The website allows you to click on well locations to gather information regarding that particular location.

Mr. Hall stated that Williams has begun the process of a new well sight in Parachute. The sight is West of Cardinal Way near the Colorado River Bridge.

Director Shepherd stated that Mike Sampson from the Garfield County Commissioners met with the community on Tuesday, February 15, 2011. Mr. Sampson stated that concerns brought to their attention, will be researched.

**Parks/Open Space/Trails:** Dave Devanney stated that there has not been a meeting since the last Board of Directors meeting on January 18, 2011. Mr. Devanney stated that Phase 1 of the library trail is scheduled to begin in the spring.

Mr. Rippy stated that he communicated with John & Jody Lyons the week of February 7, 2011. The Lyons' had a minor change to the agreement. Mr. Rippy has forwarded the change to our attorney. Once the attorney has made the correction, the agreement will then be presented to the Board.

Mr. Rippy stated that there may be a problem with the easement. Mr. Rippy asked the Board for up to \$5,000, for a survey of the property.

A motion was made by Director Shepherd and seconded by Director McCurdy to approve the expenditure of up to \$5,000 for a survey of the property for phase 2 of the library trail. The motion carried unanimously.

**Planning Committee:** Jason Fletcher stated that the committee is working on the demographics of the community.

**Public & Community Relations Committee:** Director Lammey stated that the committee will have 2 or 3 bids for a new website for the Board to review at the March 15, 2011 meeting.

Director Lammey stated the committee is still working on which type of equipment will be needed in order to use Comcast Public Access channel 50.

**Public Works Committee:** Director Sheppelman stated that Friday, February 25, 2011 the committee is going to meet to discuss their goals for 2011.

**Associated Governments of Northwest Colorado:** Director Lammey stated that the committee is working on Senate Bill 11-164 which will divert substantial Severance Tax and Local Government mineral impact fund revenues from the local governments in order to close the funding gaps in the State of Colorado's budget.

#### **MANAGER REPORT**

Mr. Rippy stated that letters went out to Tamarisk Village residents in search of a new delegate. No interested parties to date.

Mr. Rippy stated that a letter asking for a new delegate for The Reserve will be going out next week.

Mr. Rippy stated that he is in the process of filing a claim with our insurance company for the stolen back flow prevention devices. Mr. Rippy stated that we can get a discount on the devices if we purchase them in bulk.

Director Arrington stated that we may need to send a letter to owners notifying them of the stolen devices.

A motion was made by Director Koning and seconded by Director Hoy to have Director Lay set up a facebook page for the Battlement Mesa Service Association. The motion carried unanimously.

Director Koning is going to discuss with the Postmaster the use of Battlement Mesa on our mail instead of Parachute. She will report back to the Board.

A motion was made by Director McCurdy and seconded by Director Arrington to approve the Resolution for The Reserve to do an election by mail instead of a meeting. The motion carried unanimously.

## **DEVELOPER REPORT**

Director Lay handed out a flyer for the next coffee talk. It is scheduled for Thursday, February 17, 2011 at 9 am at the 35<sup>th</sup> Ave Café Bar.

Director Lay reported that a tenant has rented the old Easy Cuisine building to open a new restaurant. The restaurant name is Rocky Mountain Pizza and Cones. It is scheduled to open on April 1, 2011.

Director Lay stated that there is going to be new bulletin board installed near Clark's Market.

Director Lay stated that Battlement Mesa Company is willing to work with anyone who would either like to live in Battlement Mesa or open a business in Battlement Mesa. Director Lay stated that the recent \$99.00 move in special and \$400.00 per month entry level rents had gained some traction as 19 new residential tenants moved into units in the last two weeks.

## **OLD BUSINESS**

### **2011 Goals**

Director Lammey stated that he would like to add another goal to the list for the planning committee. He would like the committee to define a designated helicopter pad in Battlement Mesa.

A motion was made by Director Sheppelman and seconded by Director Koning to accept the 2011 goals. The motion carried unanimously.

### **Rifle Economic Development Group**

Director Lammey stated that the incorporation study shows that Battlement Mesa needs to build its tax base before we can incorporate. Director Lammey would like the Board to look at becoming members of the Economic Development Group. Director Lammey stated that it will take a lot of work before we will see any results, if we join the Group. This will be a long term investment.

Director Lay stated that he has been to several of the meetings for the Rifle Economic Development Group and he encourages the Board to consider joining the Group.

Director Lammey stated that the Group is changing their name to Regional Economic Development Group.

Director Sheppelman stated that we may want to discuss the possibility to splitting the membership with Battlement Mesa Company.

Director Arrington suggested that we join the group as a participant before becoming a full member. That would allow the Board to evaluate the benefit of becoming a full member.

Director Koning stated that it may be best to table the discussion until the next Board meeting so we can discuss the membership with Battlement Mesa Company.

A motion was made by Director Shepherd and seconded by Director McCurdy to have Director Lammey investigate the Group further and table the discussion until the March 14, 2011 meeting. The motion carried unanimously.

### **Incorporation Study**

Director Lammey stated that the study did confirm that there is not enough tax base in Battlement Mesa to incorporate. We need to educate the community as to the outcome of the study. Director Lammey stated that he would like to have a community meeting in the next few months to discuss the outcome of the study. Director Lammey stated that Garfield County paid \$50,000 to complete the study, the community needs to know what the outcome is.

**NEW BUSINESS**

**Committee Appointments**

A motion was made by Sara McCurdy and seconded by Director Hoy to appoint Sher Long to the Public & Community Relations Committee. The motion carried unanimously.

Director Arrington stated that he is still interested in serving on the Planning Committee.

**ADJOURNMENT**

A motion was made and carried to adjourn at 1:25 pm.