

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 16, 2010**

Present:	Keith Lammey	President
	Sara McCurdy	Vice President
	Keith Sheppelman	Director
	Jeff Hill	Director
	Jay Haygood	Director
	Bob Arrington	Director
	John Shepherd	Director
Excused Absence:	Adam Ford	Director
	Frank Oakley	Director
	Gordon Elliott	Director
	Dan Cohen	Secretary/Treasurer
	Eric Schmela	Director
	Mike Stiers	Director
Also Present:	Steve Rippy	Association Manager
	Sandy Yeager	Accounting Manager
	Amie Martin	Administrative Assistant
	Bill Nelson	
	Ken Locker	
	Rosemary Locker	
	Lynn Shore	

OWNERS OPEN FORUM

Ken and Rosemary Locker thanked the Board for the contract for path and street litter cleanup. They also told the Board they would like to bid on any other jobs that may come up.

CALL TO ORDER

Director Lammey called the meeting to order at 10:04 am.

BY-LAWS

Director Lammey explained that in Article 9 Section 9.1 Paragraph L-Powers & Duties, it states “*Declare the office of a Member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors, which absences have not been excused*”. Director Haygood believes that since Director Lammey is the president of BMSA, he needs to make the decision in what constitutes an excused absence or un-excused absence. Director Lammey stated there needs to be general guidelines. Director Hill stated when a Board member is away for an extended period of time, it is their duty to the board, committees and community to resign. The Board asked Mr. Rippy to write some guidelines.

APPROVAL OF MINUTES

A motion was made by Director Hill and seconded by Director Haygood to approve the January 19, 2010 minutes as presented; the motion carried unanimously.

FINANCIAL REPORTS

The Board would like a check register, in check number order, included in the Board packets. Director Lammey asked where the money came from for the Wildfire Restoration project? The Board asked Mr. Rippy and Ms. Yeager to check into what the money can be used for.

A motion was made by Director Haygood and seconded by Director Shepherd to approve the January 2010 financials as presented, subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Covenant Protection Committee: Director Lammey provided the Board with a violation list for January. Director Lammey discussed the fine assessed to the home at 12 Rosewood Way. The letter was not clear on which vehicle/trailer needed to be moved. The owner’s letter stated that they moved an inoperable jeep, which had been parked in their driveway. They were unaware that the violation letter was directed toward a trailer they had parked on their property. Director Lammey would like the Board to waive the \$50.00 fine. Director Hill moved and seconded by Director Shepherd to waive the \$50.00 fine for 12 Rosewood Way, the motion carried unanimously.

Director Lammey also discussed the fine assessed to the home at 319 Sagemont Circle. The owner's submitted a letter stating that they moved a large trash can behind a fence on their property in response to the violation letter. They were unaware that the violation was directed toward the two smaller trash cans stored along the side of their house. Director Lammey would like the Board to waive the \$50.00 fine. Director Shepherd moved and seconded by Director Haygood to waive the \$50.00 fine for 319 Sagemont Circle, the motion carried unanimously.

Architectural Committee: Director Sheppelman stated there was nothing on the agenda for the last Architectural Meeting. Director Sheppelman stated the Architectural Committee is short one member.

Oil and Gas Committee: Bill Nelson reported that the committee has met three times since the last BMSA meeting on January 19, 2010. The Committee met with Antero Resources on January 27, 2010. This meeting was a follow-up from the December 2009 meeting. The Committee will be taken to all the gas pads once the weather clears up. The Committee also met with Williams Production on February 9, 2010. The title of the meeting was Air Quality 101. Rich Mator, an Environmental Air Specialist, presented a power point presentation. The presentation is too large to email, so Mr. Nelson will be receiving a DVD of the power point. The 1st annual Antero Community meeting was held on February 10, 2010 with approximately 85 attendees. Antero is going to drill and complete 10 more wells on the Watson pad from March through September 2010.

Roads Committee: Director Haygood stated that the truck route signs have not been installed by the waterfall. He would like the signs installed to keep the large trucks from traveling up West Battlement Parkway and onto Stone Quarry Road. Mr. Rippy will check with Garfield County on the status of the truck route signs.

Mr. Rippy explained to the Board that Garfield County has budgeted \$300,000 to chip and seal 6 miles of roads in Battlement Mesa. Garfield County has also budgeted \$200,000 for drainage pan repairs in Battlement Mesa. The County will allow the Battlement Mesa Service Association to provide a priority list of streets to be chip & sealed as well as which drainage pans to replace.

Mr. Rippy also explained that Garfield County is confident that Mr. & Mrs. Lyons will allow a Right of Way instead of an Easement on their property for the library trail.

Garfield County has ordered the green sign posts and will install them once the weather clears up.

Director McCurdy stated that Garfield County is having a hearing on February 22 and 23, 2010 to discuss the request by Antero to increase well densities.

Landscape Committee: There was no report given.

Joint Advisory Committee: Director McCurdy explained to the Board that the committee will continue to monitor the effectiveness of the BMMD management of the BMSA. She also informed the Board that there are 3 openings on the BMMD Board and 3 on the Fire District Board.

Associated Governments of Northwest Colorado: Director Haygood provided the Board with an agenda. Director Haygood explained that we can only vote on legislative matters. Mr. Rippey stated he believes the AGNC is pro-business and they are a good voice for the western slope of Colorado. Director Haygood explained there is no meeting for the AGNC in February and the next meeting is scheduled for March 11, 2010.

Audit Committee: There was no report given.

Manager's Report: Mr. Rippey explained to the board that BMMD is working on a mapping system and he would like to start a mapping system for BMSA. Mr. Rippey explained it would be helpful to have maps of the trails, parks, open spaces, streetlights, etc. Mr. Rippey explained that Schmueser, Gordon, Meyer is preparing the mapping system for BMMD. The Board asked Mr. Rippey to get more information and pricing for the next meeting. Director McCurdy explained that the street map that is currently being used is from June 2000 and the new subdivisions and new businesses are not on the map. An updated version of the street map would be very helpful.

Mr. Rippey explained to the Board that he would like to go to monthly billings for the HOA dues in 2011 instead of quarterly. The Board agreed to discuss this option throughout the year.

Mr. Rippy included in the board packets some notes from the February 2, 2010 workshop for committee restructuring. Mr. Rippy stated it would be helpful to assign one Board member to each committee, then possibly rotating between committees so all Board members will gain knowledge of all aspects of BMSA. Mr. Rippy explained that 5 members per committee is probably the best structure. We may need to find a way to recruit new people to serve on each committee. Possibly a mailing needs to be sent out to explain what each committee does. Mr. Rippy explained there needs to be structure as to when each committee will meet which should include an agenda. Director Haygood moved to adopt a new committee structure recommended by the workshop and Mr. Rippy, Director Sheppelman seconded the motion and the motion carried unanimously. Director Lammey and Mr. Rippy will meet to discuss the structure and they will report back to the Board at the next regular meeting on March 16, 2010.

Goal Setting: Director Lammey asked that all Board members email Mr. Rippy their goals. Mr. Rippy will prepare a report of goals for the next Board meeting.

NEW BUSINESS

BMSA Website: Director Lammey explained that he would like BMSA to move forward with a new format to the website. He and Mr. Rippy will meet to work on the new format.

The Oil and Gas Committee meets the second Tuesday of each month. The Architectural Committee meets the first and third Wednesday of each month.

Director Lammey and Mr. Rippy suggested to the Board that we start posting the BMSA meetings throughout the community.

West Transportation/West Transportation District: Director Lammey explained that the West Transportation District will meet again in April 2010.

OTHER BUSINESS

Director McCurdy explained to the Board that she received a phone call from the realtor of the Burkgren property at 42 Eagle Court. The property is selling and the current owners would like BMSA to waive some of the fines and late fees on the account. The Board agreed to not waive any fines or late fees.

The Northwest Oil and Gas Forum will meet again on March 4, 2010 at 10am at the Rifle CMC campus. They will be discussing drilling in Northwestern Colorado.

ACTION ITEMS

Mr. Lammey stated that instead of Director Shepherd keeping the Action Items up to date that this be transferred to Mr. Rippy. Director Shepherd agreed. He will email Mr. Rippy the format.

ADJOURN

A motion was made by Director Hill and seconded by Director McCurdy to adjourn the meeting at 12:47 pm, the motion carried unanimously.