



BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 21, 2012

Present:	Keith Lammey Bob Arrington John Shepherd Brad Hoy Sara McCurdy Jeff Hill Keith Sheppelman Jason Fletcher Eric Schmela Jonathan Lay	President, Mesa Ridge Townhomes Vice President, Willow Creek Village Sec./Treasurer, Canyon View Village Director, Valley View Village Director, Eagle's Point Director, The Fairways Director, Stone Ridge Village Director, The Reserve Delegate, Battlement Mesa Partners Delegate, Battlement Mesa Partners
Excused Absence:	Greg Davidson Bernita Grove Laurel Koning	Director, Tamarisk Meadows Director, Monument Creek Village Director, Battlement Creek Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Jerry Mohrlang Chuck Hall Lynn Shore Sara Tie	Bryan Whiteley Mary Anderson Gyles Thornely

**OWNERS OPEN FORUM**

Jerry Mohrlang stated that someone drove down the new library trail with their vehicle. The Board may want to consider putting poles at the entrance and exit of the trail.

Steve Rippy stated that there are 2 bollards at the lower end of the trail. Once Garfield County has completed the cross over of West Battlement Parkway, the other bollards will be installed.

**CALL TO ORDER**

Director Lammey called the meeting to order at 9:15 am.

**EXCUSE ABSENT BOARD MEMBERS**

Director Lammey excused absent Board members Greg Davidson, Laurel Koning and Bernita Grove.

**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 disclosed that a company he owns is under contract with the BMSA for weed management.

Director Fletcher disclosed that he is a Board member of the Parachute/Battlement Mesa Park & Recreation District.

**APPROVAL OF MINUTES**

A motion was made by Director Hill and seconded by Director Sheppelman to accept the amended minutes of January 17, 2012 as presented. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Shepherd and seconded by Director McCurdy to approve the January 31, 2012 financial statements; subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

**Planning Committee:** Director Schmela reported that the committee has been working on a concept for the new community park. With the funds raised from the Common Ground golf tournament, the committee hired Connect One to design a conceptual design for the community park.

Gyles Thornely and Sara Tie from Connect One gave a power point presentation with three conceptual designs. Mr. Thornely and Ms. Tie stated that the conceptual designs are being designed around the surveys that were received from the community. The new community park is located on approximately 6 acres near the Grand Valley Middle School. The slope of the property is at about a 7% grade. They explained that there is a possibility of using grey water to maintain the grass areas of the park.

Mr. Thornely explained that the cost analysis will be done later in the process.

Mary Anderson stated that she has received 9 letters of support for the new community park. Ms. Anderson stated that the Parachute/Battlement Mesa Park & Recreation District is working on a \$350,000 grant for the new park through Great Outdoors Colorado.

Mr. Mohrlang stated that the concept of parks has changed to more interactive parks and not just a grass area. The concept designs are very unique for Battlement Mesa.

Director Lammey thanked the committee, Connect One and members of the community on the hard work they have put into the new community park.

Director Lammey handed out a guideline for BMSA committee reports. Director Lammey stated that the Board needs to communicate more effectively with our committees and the community. The written reports can be posted on the BMSA website, where as an oral report can not.

Director McCurdy stated that we ask a lot of our volunteer committees, this will add to their workload. Director McCurdy would like to see the guidelines forwarded to the committee chairs before any action is taken.

A motion was made by Director Hill and seconded by Director Hoy to postpone any action on the guidelines until the meeting on March 20, 2012. The motion carried unanimously.

**Finance Committee:** Director Shepherd stated that the IRS did not penalize BMSA for the error with the Comcast Franchise fee. Director Shepherd stated that the committee feels that no action needs to be taken towards our auditors.

**Architectural/Covenant Committee:** Director Lammey reported that Chris Stockton has resigned from the Architectural Committee.

Director Lammey reported that there were 38 violations in January 2012.

**Oil & Gas Committee:** Chuck Hall reported that the committee has met twice since the last BMSA Board meeting.

Mr. Hall reported that the annual Antero meeting was held on February 7, 2012 with about 35-40 attendees. Antero has no plans to submit drilling plans to Garfield County for the year 2012. Antero is focusing on drilling South of Silt. The wells in Silt are producing more sellable liquids than the wells in the Battlement Mesa area. Mr. Hall reported that from June through October 2012, Antero is planning on completing their drilling obligation on the Watson Pad for the 8 remaining wells. Mr. Hall reported that Antero is going to be using a closed loop system to keep the smell down. They are also going to be using an automatic arrester to burn off any gases that may escape.

Mr. Hall reported that during 2011 WPX Energy had 11 rigs drilling in Garfield & Rio Blanco Counties. They are down to 8 rigs at this time and will continue to downsize to 5 rigs for the rest of 2012.

Mr. Hall reported that a tanker truck rolled and spilled approximately 7-8 barrels of fluid up High Mesa. A company has been hired to extract the spill.

Mr. Hall reported that the committee hopes to have Jim Rada from Garfield County speak at the next oil & gas committee meeting.

Mr. Hall stated that he made a request to the Board some time ago to have Ms. Dollis Wright from Quality Environmental Professional Association come and make a presentation. At that time, the Board decided not to have Ms. Wright speak at a meeting. Mr. Hall asked the Board to reconsider the request.

**Parks/Open Space/Trails Committee:** No report.

**Public & Community Relations Committee:** Director Lammey reported that the website is gaining strength in regards to the number of visits to the site.

Director Lammey reported that the committee has sent out 2 BMSA newsletters. In February, 300 newsletters were emailed, of that only 10 were returned as undeliverable. Director Lammey reported that the next newsletter will be emailed on March 1, 2012. Director Lammey stated that the committee is open to any suggestions for the next newsletter.

Director Lammey reported that BMSA and The Echo are combining their efforts to distribute a 2012 Summer Guidebook. They are hoping to print a summer and winter guide each year and distribute about 20,000 copies of each.

**Public Works Committee:** Director Sheppelman reported that the committee is still working on meeting with the pilot of the St. Mary's hospital helicopter regarding the location of the potential heli-port pad.

Director Sheppelman reported that the next committee meeting will be held in April.

**Associated Governments of Northwest Colorado:** Director Lammey reported that AGNC met on February 16, 2012 with a full agenda.

Director Lammey reported that Lisa Hatch, AGNC Chairman resigned due to health and person reasons. Mike Samson, formerly the Vice Chair was moved to the Chair position and Doug Monger was elected as Vice Chair.

Director Lammey reported that the next AGNC meeting is scheduled for March 8, 2012 at 10 am in Battlement Mesa.

#### **MANAGER REPORT**

Mr. Rippy reported that BMSA's auditors are here this week to audit the 2011 financials.

Mr. Rippy reported that we have received the 2<sup>nd</sup> half of the 2011 street sweeping donation from Encana.

Mr. Rippy reported that at the January 2012 Board meeting, the Board appointed Don Gray to the Planning Committee. After reviewing our records, Don's appointment to the Planning Committee brings the total to 6 members. Mr. Gray will remain on the committee as an alternate.

Mr. Rippy reported that the street light on Stone Quarry Road that was knocked over by a vehicle during a traffic accident has been replaced. The vehicle owner's insurance paid for the cost to replace the light.

Mr. Rippy reported that a street light on Arroyo Drive at the entrance to the Activity Center was damaged by a vehicle this past week. The driver of the vehicle left the scene and there were no witnesses. A police report has been made and a claim is being filed with the BMSA insurance provider.

#### **DEVELOPER REPORT**

Director Schmela reported that a former employee of Battlement Mesa Company, Lyn Hirniesen passed away last week.

Director Schmela reported that they are working with the contractor of the new Parachute interchange, to remove the rocks and dirt piles in Battlement Mesa.

Director Schmela reported that Encana is breaking ground on their new office building next week.

Director Schmela reported that Clark's Market is opening a new section in their store. The new area will resemble the same concept Sam's uses.

Director Schmela reported that they are still negotiating with a discount retailer to build in Battlement Mesa.

Director Schmela reported that WPX Energy will be constructing a radio tower on the property by Centurylink.

Director Schmela reported that there was a suicide and an accidental death at the Willow Ridge/Park apartments this past month.

Director Lay asked the Board if they see any problems with the commercial centers, to please let him know.

Director Lay reported that the Pizza and Cones restaurant will be moving out of Battlement Mesa. There are two other restaurants that they are negotiating with to move into Battlement Mesa.

Director Lay reported that the True Value is discussing the possibility of selling guns in the store.

Director Lay reported that the Post Independent is interested in coming back to Battlement Mesa on Sundays only.

#### **OLD BUSINESS**

**Reserve Study:** Director Lammey stated that the reserve study is a good start, but there are a lot of questions about the report.

The Board agreed to have Directors Schmela, Lammey and Arrington meet with Mr. Rippy to discuss the reserve study.

**Community Project List Prioritization:** Mr. Rippy stated that this list goes hand in hand with the reserve study. Directors Schmela, Lammey and Arrington will discuss the prioritization list when they discuss the reserve study.

#### **NEW BUSINESS**

**Landscape Contract Proposal:** Mr. Rippy stated that Eric from Baker & Associates has asked for a contract extension on the landscape mowing.

A motion was made by Director Hill and seconded by Director Sheppelman to approve the contract extension until 2016 with Baker & Associates as proposed. The motion carried unanimously.

#### **ADJOURN**

A motion was made and carried to adjourn the meeting at 12:07 pm.