

APPROVED

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

Present: Keith Lammey President, Mesa Ridge Townhomes
Sara McCurdy Vice President, 1st Eagle's Point
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
Eric Schmela Delegate, Battlement Mesa Partners
Keith Sheppelman Director, Stone Ridge Village
Jeanice Freeman Director, The Reserve
Laurel Koning Director, Battlement Creek Village
Jeff Hill Director, The Fairways

Excused Absence: John Shepherd Secretary/Treasurer, Canyon View

Also Present: Steve Rippy Association Manager

Community Members Present: Scott Becker
Lynn Shore
Chuck Hall
Eric Short

OWNERS OPEN FORUM

Mr. Scott Becker, owner of 45 Wintergreen Way, addressed the Board of Directors with a request to waive the \$50 fine assessed to his property for a trash can violation. Mr. Becker explained that his tenant had recently moved out of the residence and had left the trash can in an area where it was not hidden from view. Mr. Becker was not aware that the trash can was left out.

Director McCurdy asked Mr. Becker if he had received a prior warning for the trash can. Mr. Becker responded that he had received a warning on a different issue when there was a different tenant living at the property approximately two years ago. He stated he had not received a prior warning about the trash can.

Director McCurdy asked Mr. Becker to step out of the room while the Board discussed the matter at which time Mr. Becker left the meeting. Board members discussed that it was not clear whether Mr. Becker had received a prior warning on the issue and since there were only 5 days in between a letter of warning and a possible fine he may not have had time to respond. After additional discussion the Board agreed to waive the fine. Mr. Becker returned to the meeting and was informed that the fine had been waived.

CALL TO ORDER

Director Lammey called the meeting to order at 9:28 am. Director Lammey noted that he had spoke with Director Shepherd and that Mr. Shepherd would not be able to attend today's meeting due to work conflict. Director Lammey excused Director Shepherd's absence.

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.

APPROVAL OF MINUTES

A motion was made by Director Hill and seconded by Director McCurdy to approve the February 15, 2011 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORT

A motion was made by Director Freeman and seconded by Director Sheppleman to approve the February 15, 2011 financials, subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

FINANCE COMMITTEE: Director Arrington reported that the Finance Committee has not held a meeting since the February Board meeting. Association Manager, Rippey reported that the preliminary audit had been completed and he has sent a request to Finance Committee Chairman, John Shepherd to schedule a meeting of the Finance Committee to review the audit.

ARCHITECTURAL/COVENANT COMMITTEE: A written committee report was submitted to the Board. Director Lammey submitted a report on covenant violations including a graph of violation types and the number of violations occurring in each of the villages. Director Lammey also included new information in the graph that compared violations by month in 2011 to violations that occurred in 2010.

Director Koning commented that there are no regulations that include specific dates that Christmas decorations must be removed. Director Lammey stated that is correct. Director Koning stated the Architectural/Covenant Committee will review this issue.

OIL & GAS COMMITTEE:

Director Davidson reported that Brian Whitely from EnCana gave a presentation at the Oil & Gas Committee meeting describing well pad restoration and landscape practices the company is currently using. Director Davidson gave a verbal summary of the presentation to the Board.

Oil & Gas Committee Chairman, Chuck Hall, submitted a document to the Board created by EnCana that illustrated the restoration and landscaping procedures used by the company on well pads. Mr. Hall also gave a verbal summary of the recent COGCC meeting in Rifle. Mr. Hall also stated that Williams Resources will be making a presentation on well-head separators at the next Oil & Gas Committee meeting.

PARKS/OPEN SPACE/TRAILS COMMITTEE:

No committee report was submitted. Director Schmela commented that he feels the committee's primary focus is currently on trails and he would like to see the focus expand toward parks.

Director Davidson commented that he would like to see a program of tree replacement in parks and common areas as the trees die or are damaged to ensure that an adequate number of trees remain in these areas.

PLANNING COMMITTEE:

Director Schmela reported that per the BMSA Committee workshop discussion the Planning Committee has been focused on a rebranding of the community to incorporate those organizations in Battlement Mesa that have overlapping responsibilities in serving the community. Director Schmela stated that in conjunction with the Public & Community Relations Committee a logo was created that followed the idea Director Lammey had presented at the workshop. A bumper sticker with the new logo and slogan "Common Ground" "All Together For A Better Community" was created and Battlement Mesa Company paid for the printing.

Director Schmela reported that a new community bulletin board had been purchased for location near the Clark's Market entrance. The bulletin board will incorporate the "Common Ground" logo and will be available for public and community information. Director McCurdy suggested guidelines be established as to what is permitted to be displayed on the board.

Director Hill requested that the Planning Committee continue to pursue the location of a helipad in Battlement Mesa for emergency flights.

PUBLIC & COMMUNITY RELATIONS COMMITTEE:

Director Lammey reported that the Grand Valley Echo was selling advertisement space at the bottom of the pages of their news paper. In light of the financial struggles of the paper in the current economy it might be a good idea to purchase space to assist the local paper.

After additional Board Member discussion a motion was made by Director McCurdy and seconded by Director Koning to pursue advertising in the Echo at a cost not to exceed \$100 per month for 2011. Director Davidson voted nay. The motion carried.

Director Lammey reported the committee is continuing to work on proposals for a new website and will be prepared to present the information at the next Board meeting. Director Lammey is continuing to work with Comcast about a local Battlement Mesa informational TV channel.

Director Schmela commented that he had learned there were currently only 225 subscribers in the Battlement Mesa/Parachute area and it may not be worth the effort.

Director Koning reported that she met with the Parachute Postmaster to discuss the issue of why the post office is requiring the name Parachute appear on mailing addresses for residents of Battlement Mesa. The postmaster said the post office will still deliver mail if it has Battlement Mesa on it rather than Parachute. He also said he would contact the Denver office to see if it is possible to continue using Battlement Mesa on addresses even though there is no longer a post office in Battlement Mesa.

PUBLIC WORKS COMMITTEE:

Director Shepleman reported the committee held their first meeting in February to discuss priorities, communication of public works items and meeting schedules. The committee agreed to hold quarterly meetings.

Director McCurdy commented that newly appointed committee member Charlie Stevens was moving and the committee may soon have to search for another member.

ASSOCIATED GOVERNMENTS OF NORTHWEST COLORADO:

Director Lammey handed out documents that were presented at the last AGNC meeting.

Manager Report:

Association Manager, Steve Rippy, reported that letters were mailed to property owners in "The Reserve" requesting candidates for the upcoming delegate election. One owner had currently submitted their name.

Mr. Rippy reported an insurance claim has been filed with the Service Association's insurance provider for the 27 irrigation backflow preventers that were stolen.

Mr. Rippy reported that John and Jody Lyons have indicated their approval of the draft agreement to convey the property for the 2nd Phase of the Library Trail. Mr. Rippy met with Peaks surveying to begin the survey process to establish property boundaries and legal descriptions.

Mr. Rippy reported he will be starting the process of replacing a number of faded and damaged street signs in the PUD.

Mr. Rippy reported that the BMSA needs to approve the street sweeping contract with BMMD at the next BMSA meeting for street sweeping services in 2011. Mr. Rippy stated that the price is the same for 2011 as it was for 2010.

Mr. Rippy reported that the two letters which were vandalized on the Stone Ridge stone entry monument have been replaced.

Mr. Rippy made a request that the Board meet at a later date to review the policies and procedures for funding reserves. After discussion the Board agreed to hold a workshop to review reserve funding on May 11th at 4:00 p.m. at the Activity Center.

DEVELOPER REPORT:

Director Schmela announced that Battlement Mesa Company will be sponsoring another community "Coffee Talk" gathering on March 30th at 9.00 am at the Grand Valley Fire Station.

Director Schmela reported that the 35th Avenue Restaurant is re-opening with a scaled back menu and more of a sports bar atmosphere with pool tables.

Director Lay reported that he attended a meeting with the Bob Lombardi of the Post Independent to discuss the possibility of newspaper delivery returning to Battlement Mesa. Mr. Lombardi said delivery of the paper was discontinued specifically due to the cost of the service in this recession. Director Lay discussed several cost saving ideas with Mr. Lombardi. Mr. Lombardi agreed to review the issue.

Director Schmela reported that BMCO has purchased the True Value outlet in downtown Parachute and will be moving the store to Battlement Mesa. The store will be located in the 10,000 square foot vacant area adjacent to Clark's Market.

Director Schmela reported that a new pizza and ice cream shop (Rocky Mountain Pizza & Cones) is opening in the commercial plaza on Tamarisk Trail adjacent to the Kum & Go store. The owners hope to be open by April 1st.

OLD BUSINESS:

Rifle Economic Development Group:

Director Lammey reported that additional research is needed and asked that this item be tabled until the next meeting. The Board agreed.

NEW BUSINESS:

Attorney Contract:

Mr. Rippy reported that the contract for legal services with Hindman/Sanchez needs to be renewed for 2011. Director Arrington made a motion, seconded by Director Hill to approve the contract with Hindman/Sanchez to provide legal services for the BMSA in 2011. The motion carried unanimously.

OTHER BUSINESS:

137 Rosewood Way: Ms. Rebecca Maybury submitted a letter complaining about a violation letter she received for her yard sign. The sign is made of wood with the statement "Here Lies The Guy Whose Dog Pooped On My Lawn" painted on it. Ms. Maybury states in her letter that the sign had been in the yard for five years and she doesn't understand why it has now become an issue. Ms. Maybury included photos with dates marked on them in pen to document the amount of time the sign has been in her yard.

Director McCurdy stated the covenants do not allow for this type of sign and how does the Board pick and choose what signs are appropriate.

Director Arrington stated that because the sign has been in place for over a year that according to the covenants the sign is considered to be grandfathered. Director Arrington also stated that property owners could submit an application for approval of their sign to the Architectural/Covenant Committee.

The Board discussed the process of receiving approval for these types of signs as well as whether the sign is considered yard art. After additional discussion Director Schmela made a motion, seconded by Director Hoy, to allow the sign. The motion carried with Director Lammey abstaining.

182 Boulder Ridge Drive: Mr. Aric Holloway submitted a letter complaining about a business operating out of the residence at 217 Boulder Ridge Drive. Mr. Holloway's letter states that "Rapid Hot Flow" is operating their business out of the home. His letter states that there are three employee vehicles parked at the residence each day Monday through Saturday from 7:00 am to 5:00 pm and there are vehicles coming back and forth to the home through out the day. His letter further states that he approached Mr. Bortz about the business and that Mr. Bortz did not intend to quit operating out of the house.

After discussion the Board agreed that Director Lammey should send a letter of violation to the owner and then monitor whether the business activity at the residence is continuing.

ADJOURNMENT:

A motion was made and carried to adjourn at 11:56 p.m.