

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

<b>Present:</b>	Keith Lammey	President
	Sara McCurdy	Vice President
	Dan Cohen	Secretary/Treasurer
	Eric Schmela	Director
	Keith Sheppelman	Director
	John Shepherd	Director
	Jeff Hill	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Bob Arrington	Director
	Gordon Elliott/by phone	Director
<b>Excused Absence:</b>	Mike Stiers	Director
<b>Un-Excused Absence:</b>	Adam Ford	Director
<b>Also Present:</b>	Steve Rippy	Association Manager
	Sandy Yeager	Accounting Manager
	Amie Martin	Administrative Assistant
	Susan Alvillar	
	April Mestas	
	Brian Hotard	
	Frank Lancaster	
	Lynn Shore	

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Lammey called the meeting to order at 10:00 am.

**APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Sheppelman to approve the February 16, 2010 minutes with some corrections; the motion carried unanimously.

## **FINANCIAL REPORTS**

A motion was made by Director Haygood and seconded by Director Hill to approve the February 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 February. Director Lammey explained to the Board that about half of the violations for February were for Christmas decorations still out on display.

**Architectural Committee:** Director Sheppelman informed the Board that there was no business to come before the committee. The committee is still short one member.

**Oil and Gas Committee:** A written report was handed out at the meeting. Bill Nelson and Don Mumma attended the Northwest Oil & Gas forum on March 4, 2010 in Rifle. Several of the BCC also attended. The detailed report made by David Neslin, Director of the COGCC, is available on their website, [www.cogcc.state.co.us](http://www.cogcc.state.co.us). The committee met on March 9, 2010. Representatives of Williams Production presented details of their proposed project within the town limits of Parachute. Don Mumma, our Local Government Designee, gave an update on the Energy Advisory Board's activities. The Energy Advisory Board has decided to continue. Bill Nelson attended the ExxonMobil Energy Outlook to 2030 briefing in Rifle on March 11, 2010. The presentation by ExxonMobil was of a very global nature and projected substantial increases in demand for energy from all sources.

**Roads Committee:** A written report was included in the Board packets. Garfield County Road and Bridge started sweeping the week of March 8, 2010 but the machine broke down. The street sweeper has been repaired and they are planning to begin sweeping again the week of March 15, 2010. They have also been patching pot holes in February and March with cold mix asphalt because the emulsified asphalt is not yet available. Garfield County Road and Bridge is putting out a contract for bids the week of March 15, 2010 for the 6 miles of chip and seal in Battlement Mesa.

Garfield County will meet with Steve Rippy to discuss the prioritized streets identified for chip-seal coating this year. Garfield County Road and Bridge plans to purchase the old fire station on South Battlement Parkway. They plan to store some of their equipment there so they can respond to road maintenance requests quickly. There is talk of Garfield County Sheriffs office moving into the building also.

**Landscape Committee:** No written report was given. Director Elliott explained to the Board that Baker & Associates plans to start before the 1<sup>st</sup> of April. He will meet with Eric Schmela and Baker & Associates to drive around the community to pin point any areas of concern. Director Elliot informed the Board that he plans to return to Battlement Mesa by April 14, 2010.

**Trails Committee:** Mr. Rippy informed the Board that he will be scheduling a meeting with the Trails Committee Chairman, Dave Devanney, to review the recent Library Trail construction plans provided by Garfield County. Mr. Rippy explained that the dedication of an easement versus the dedication of a right-of-way has not been clarified at this time. Once the plans have been blessed by the County and the Trails Committee a meeting will be held with John Lyons to review.

**Joint Advisory Committee:** Director McCurdy explained to the Board that the committee met on March 10, 2010. The committee is reviewing the Memorandum of Understanding dated in 2007. Director Elliott stated that at some point Battlement Mesa Metropolitan District and Battlement Mesa Service Association will need to meet to update the MOU. Director Elliott informed the Board that there needs to be some discussion with the Board to decide if the JAC needs to continue. If it does, what roll would it have? Director Elliott also informed the Board that he had received and email from Lynn Shore indicating Mr. Shore was resigning from the JAC effective May 27, 2010. Director Elliot read a copy of Mr. Shores' e-mail explaining that he believed the JAC had completed its role by creating communication between the BMSA and BMMD and with the completion of the management transition of the BMSA to the BMMD.

**Associated Governments of Northwest Colorado:** Director Haygood informed the Board that the last meeting of the AGNC was on March 11, 2010 and he had not received the minutes of that meeting. Director Haygood explained that Senate Bill number 162 is for the enterprise zone for northwest Colorado. The lobbyist for AGNC is not in favor of the bill.

**Audit Committee:** No report was given.

## **NEW BUSINESS**

**Parachute Project:** Susan Alvillar, Brian Hotard and April Mestas from Williams Production gave an overview of the drilling project planned for the area East of True Value in the Town of Parachute. Brian Hotard, land man for Williams, explained that Williams acquired the leases on the property from Laramie through a trade. Mr. Hotard informed the Board that they plan to begin the construction of the pad in August 2011. Once the pad and access road is complete the rig will move in for about 4 to 5 months and fracing will be there for about another 2 months after the rig has moved out. The drilling on this pad is intended to be a single visit. The pipeline and possible water line will go north toward the interstate. The rig for this drill will be a high efficiency rig which is extremely quiet. April Mestas explained to the Board that many regulatory agencies will have to be contacted before the applications are submitted. Each company has 20 days to comment on the permit once it is submitted.

## **MANAGER'S REPORT**

Mr. Rippy explained to the Board that in the packet there is a breakdown of the costs of a mapping system. After some discussion, Director Lammey tabled the discussion for the April 20, 2010 meeting. Mr. Rippy included in the packet a new street sweeping agreement with the BMMD. The first sweeping increased by \$1,000 because of the time it takes to sweep. The 2<sup>nd</sup> sweeping remains the same and the 3<sup>rd</sup> sweeping has been reduced by \$1,400. The 3<sup>rd</sup> sweeping is optional. Director McCurdy moved to approve the contract as written, Director Shepherd seconded the motion and the motion carried unanimously.

Mr. Rippy informed the Board that our attorney recommends a charter for each of the committees. Director Lammey explained that each committee would need to take their minutes and approve them, subject to Board approval. He also stated that each committee member would need to be approved by the Board. Director Haygood suggested that each committee give a summarized report to the Board at least on a yearly basis. Director Haygood moved to have a BMSA charter for each committee revised, Director Arrington seconded the motion and the motion carried unanimously.

Mr. Rippy informed the Board that Western Frontier Electric is in the process of repairing the street lights. There are approximately 30 lights that are out and 2 poles that have been struck by vehicles during the winter.

### **DEVELOPER**

Director Schmela informed the Board that he is working on the Tamarisk Village sign. The logo will stay the same. He also stated he met with the Fairways Village and it went very well. Director Hill stated it was very positive and he has received good feedback from property owners.

### **OLD BUSINESS**

**Goal Setting:** Director Lammey requested that a workshop be scheduled to discuss the goals and to prioritize them. The workshop is scheduled for Monday, April 5, 2010 at 10 am at the BMAC.

**BMSA Website:** Director Lammey explained that he talked to an outside vendor about an updated version. He will also be speaking to our current company. Director Lammey stated that he likes the website for Gateway Canyons. Their website address is: [www.gatewaycanyons.com](http://www.gatewaycanyons.com).

**Flags:** Director Elliot explained to the Board that the flags on the golf course go up around Memorial Day or by the Kiwanis golf tournament. He explained that we might want to change some of the flags to banners. Director Schmela stated he will research the purchasing of new flags and will bring and information to the Board.

### **ACTION ITEMS**

Director Lammey stated he would like to see the action list updated with our goals and also a tracking column added.

**Trash Contract:** Mr. Rippy stated that the contract with Dependable Waste expired on March 1, 2010. He recommends that the Board extend the contract until December 31, 2010. Director Haygood moved to extend the trash pickup contract with Dependable Waste, seconded by Director Hill. The motion carried. Director Cohen abstained from voting.

#### **EXECUTIVE SESSION**

The Board went into executive session at 12:22 pm. The Board came out of executive session at 12:50 pm.

#### **ADJOURN**

A motion was made and carried to adjourn the meeting at 1:20 pm.