



Approved
04/17/12

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 20, 2012

- Present:
- | | |
|------------------|--------------------------------------|
| Keith Lammey | President, Mesa Ridge Townhomes |
| Bob Arrington | Vice President, Willow Creek Village |
| John Shepherd | Sec./Treasurer, Canyon View Village |
| Brad Hoy | Director, Valley View Village |
| Sara McCurdy | Director, Eagle's Point |
| Keith Sheppelman | Director, Stone Ridge Village |
| Jason Fletcher | Director, The Reserve |
| Eric Schmela | Delegate, Battlement Mesa Partners |
| Jonathan Lay | Delegate, Battlement Mesa Partners |
| Greg Davidson | Director, Tamarisk Meadows |
| Bernie Grove | Director, Monument Creek Village |
| Laurel Koning | Director, Battlement Creek Village |
- Excused Absence:
- | | |
|-----------|------------------------|
| Jeff Hill | Director, The Fairways |
|-----------|------------------------|
- Also Present:
- | | |
|-------------|--------------------------|
| Steve Rippy | Association Manager |
| Amie Martin | Administrative Assistant |

Community Members Present: None

OWNERS OPEN FORUM

None

CALL TO ORDER

Director Lammey called the meeting to order at 9:02 am.

EXCUSE ABSENT BOARD MEMBERS

Director Lammey excused absent Board member Jeff Hill.

DISCLOSURE OF CONFLICTS

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

Directors Davidson and Hoy disclosed that they own a company that is under contract with the BMSA.

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

Director Lammey disclosed that a company he owns is under contract with the BMSA to provide covenant protection services.

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 Sheppelman and seconded by Director Koning to accept the minutes of February 21, 2012 with corrections. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Davidson and seconded by Director Hoy to approve the February 29, 2012 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Report: Director Shepherd reported that the committee has reviewed the financial statements and everything appears to be complete and accurate.

Architectural/Covenant Committee: Director Lammey reported that there are fewer violations in the first two months of 2012 than there were in 2011. There were 44 violations for February, making the year to date violations at 82.

Oil & Gas Committee: Director Lammey reported that the next committee meeting is scheduled for March 20, 2012 at 3:30 pm at the BMAC.

Parks/Open Space/Trails Committee: The written report states that the committee has not met recently. The committee plans to continue working on the completion of the Library Trail project. The status of the final phase is unknown at this time, but it is anticipated that it will be completed this spring. Also, efforts will be renewed to develop a temporary, un-paved trail along Spencer Parkway. Work is also planned to develop an updated list of recommended maintenance and enhancement projects for the existing trail system.

Director Lammey stated that the report only includes information regarding the trails. The committee does not appear to be meeting the Boards expectations regarding working on the parks and open spaces along with the trails.

Planning Committee: Director Schmela reported that there were three public meetings at the Grand Valley Fire Protection District regarding the new park. The committee did receive good community input on the project.

Public & Community Relations Committee: Director Lammey reported that during February there were 1,926 visits to our website compared to 1,366 visits in January. The March Newsletter was emailed to a total of 308 addresses.

Director Lammey reported that if BMSA would like to have an advertisement in The Insider's Guide to Battlement Mesa and Parachute, the space reservations are due by April 20th.

A motion was made by Director McCurdy and seconded by Director Koning to purchase a full page advertisement, to include design services, in the summer/fall Insider's Guide to Battlement Mesa and Parachute, not to exceed \$1000. The motion carried unanimously.

Public Works Committee: Director Sheppelman reported that the next committee meeting will be held in April.

Director Sheppelman reported that the committee met with the pilot of the Flight for Life helicopter at the potential site for a heli-pad. The pilot stated that the site does not need to be paved. He was impressed with the location.

Director Lammey reported that the pilot stated that the best pad would be 40 X 40 and made with concrete which could hold 10,000 pounds. Antero and Encana have committed to helping to build the pad. The pad will also need a wind sock and some lighting would be helpful.

Associated Governments of Northwest Colorado: Director Lammey reported that the last meeting was held at the GVFPD.

Director Lammey reported that the Federal Mineral Lease District legislation has cleared the Senate and now is at the House of Representatives.

Director Shepherd stated that CenturyLink has a bill in the Legislation to remove subsidy for rural service. Director Shepherd stated that there is a campaign to stop the removal.

Director Lammey made a proposal to encourage all committees to report to the Board in a written form.

Director Davidson stated that it would speed up the meeting if the reports were written and received by the Board before the meetings.

A motion was made by Director Davidson and seconded by Director Hoy to require written reports from all committees and delivered to Amie one week before the meeting to be distributed to the Board of Directors. The motion carried unanimously.

MANAGER REPORT

Mr. Rippy reported that Jeff Nelson from Garfield County confirmed that the library trail will be completed this summer.

Mr. Rippy reported that Garfield County is extending the curb and gutter 100 feet to keep mud, that is flowing down from the Lyons property, from getting onto other properties.

Mr. Rippy reported that Garfield County has added a third drainage pan project in Battlement Mesa for this summer.

RESERVE STUDY

Mr. Rippy provided the Board with a modified version of the reserve study, using the costs provided by, Borne Engineering, that projected 5-year accumulated costs and assessments which reflects annual replacement costs and annual assessment contributions.

Mr. Rippy stated that the Board needs to pinpoint projects before they can decide how much money needs to be put into Reserves. The prioritization list needs to be reviewed, at least, annually because the Board of Directors change and views change.

Mr. Rippy reported that the reserve fund balance at the beginning of 2012 was \$850,000.

Director McCurdy stated that it appears that the Board does not need to raise assessments to contribute more to the reserve fund.

Mr. Rippy stated that if the Board wants to see improvements done next year, we need to move forward with which projects we can afford and what projects can be completed.

A motion was made by Director Fletcher and seconded by Director Grove to install 5 trash cans along the bike path that goes around Monument Creek Village. The motion carried unanimously.

Mr. Rippy stated that he will work on getting the community map updated.

DEVELOPER REPORT

Director Schmela reported that the golf course is open.

Director Schmela reported that they are still working with the possibility of a discount retailer building in Battlement Mesa.

Director Schmela reported that they are still working on the mule deer habitat areas.

Director Schmela reported that Encana had their ground breaking ceremony for the new office building in Parachute.

Director Schmela reported that the communications tower that Williams is constructing near the CenturyLink building has been delayed.

Director Schmela reported that Garfield County is having a town hall type meeting with Parachute and Battlement Mesa on August 23, 2012 at the GVFPD.

Director Lay reported that Rocky Mountain Pizza and Cones will be moved out of the Saddleback Convenience Center at the end of March. There is another new restaurant taking over the space.

Mr. Rippy reported that Chris Stockton has given BMSA a 30 day notice to cancel the snow plow contract for the bike paths. Mr. Rippy has contacted Eric Short with Baker & Associates to see if they will do any plowing that needs to be done through the end of the season.

NEW BUSINESS

Street Sweeping Contract: Mr. Rippy provided the Board with a new street sweeping contract. Mr. Rippy stated that it is identical to the contract from the last two years.

Director Lammey asked if there was any way we could notify people when we are going to be sweeping.

Director Sheppelman stated that the 1st sweeping takes approximately two weeks. He would like to start sweeping after April 15th.

A motion was made by Director Davidson and seconded by Director Arrington to approve the Street Sweeping Contract to also include one sweeping through the Willow Park and Willow Ridge Apartments. The motion carried with Directors Sheppelman and McCurdy abstaining.

Resolution to Adopt a Rule Regarding Vegetation Encroachment on Streets and Sidewalks: A motion was made by Director McCurdy and seconded by Director Sheppelman to approve the Resolution. The motion carried with Director Davidson opposed.

OTHER BUSINESS

Director McCurdy reported that her home was burglarized while they were on vacation. The burglars got in through the back sliding glass door.

Director Davidson stated that the weed spraying in the cracks on Battlement Parkway and other areas will be started soon. They will do 2-3 sprayings per year.

Director Koning stated that there is a movie night scheduled for Friday, March 23 at 7:00 pm at the BMAC. The cost is \$10.00 per person. They will be showing the movie It's Complicated.

ADJOURN

The meeting adjourned at 11:10 am.