

Approved
05/15/12



BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
April 17, 2012

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

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 John Shepherd.

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.

Director Grove disclosed that she is a Board member of the Garfield County Library.

Delegate Lay disclosed that he is a Board member of the Chamber of Commerce.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Sheppelman to accept the minutes of March 20, 2012 as amended. The motion carried unanimously.

FINANCIAL REPORTS

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

COMMITTEE REPORTS

Finance Report: Director Arrington reported that the committee did review the financial statements and they appear to be in order, subject to audit.

Architectural/Covenant Committee: See attached report.

Director Lammey reported that Dave Devanney received three letters regarding a ladder that was being stored next to his house. Director Lammey reported that Mr. Devanney was out of town and was not able to correct the situation. Director Lammey stated that Mr. Devanney corrected the violation as soon as he returned from vacation and therefore, he would request the Board waive the fines associated with the violation.

A motion was made by Director Hill and seconded by Director Grove to remove the fines from Mr. Devanney's account. The motion carried unanimously.

Oil & Gas Committee: See attached report.

Chuck Hall reported that the Garfield County commissioners are researching the possibility of expanding the monitoring systems around gas rigs.

Parks/Open Space/Trails Committee: See attached report.

Director Lammey stated that the POST committee is doing a very good job with the trail system, but there doesn't seem to be much work related to open space or parks.

Mr. Devanney stated that the original committee was for the trails only. When the new committees were formed they were given the responsibility of the open spaces and parks. Mr. Devanney stated that the two members that were going to focus on the open spaces and parks have resigned. There is an opening on the committee if anyone would like to volunteer.

Mr. Rippy stated that it would be beneficial to have a map of our current trail system. When the original maps were created, there was limited information as to where the trails were located.

Director Fletcher asked if the committees take direction from the Board or does the committee work on what they feel is needed.

Directors Koning and Hoy would both like to be on the committee.

Director Lay stated that it is the Board's responsibility to give direction to the committees. Director Lay stated that if Directors Koning and Hoy would like to be on the committee, he would like to resign from that committee.

A motion was made by Director Schmela and seconded by Director McCurdy to appoint Director Koning as the Board Representative to the POST committee and also appoint Director Hoy to the committee. The motion carried unanimously.

Mr. Rippy explained that Garfield County is putting the last portion of the library trail out to bid. John Lyons will begin the fence installation around May 7th. Mr. Rippy stated that he is in contact with Mr. Lyons and Jeff Nelson regularly.

Mr. Rippy stated that the library trail took a lot of his time and he would like the Board to decide if the potential soft trail along Spencer Parkway is a priority.

Director Schmela stated that it is important to continue expanding our trail system, but we also need to maintain the existing trails. Director Schmela further stated that the Board would like to know if a reduced scale of work on the Spencer Trail could be completed by grading and placing gravel at a much lower cost.

Mr. Rippy stated that simple grading and placing of gravel would reduce costs and achieve the goal of providing a temporary soft trail. He will address the issue by talking with the County about the right-of-way and analyzing the potential cost.

Mr. Rippy stated that all the trails need maintenance. Some areas need to be completely replaced, and some need an overlay.

Mr. Devanney asked if the Board would consider creating a trails map that incorporated all of the existing trails in Battlement Mesa and making that map available to other Garfield County trails committees.

Mr. Rippy explained that the BMSA created a trails map a couple of years ago but it does not have all of the trails data. He would like the Board to authorize expending funds to gather the data and update the map.

Director Grove asked if the trails could be placed on the community map that is used by visitors and community members.

Mr. Rippy stated that the Board has asked him to create a new community map and he is working with engineering firm, SGM, to create the map. He stated the trails could be added to the map.

Mr. Rippy stated that he would like to do some work on the existing trail system this year. He has been in contact with a contractor to get estimates. Mr. Rippy will come back to the Board with figures next month.

A motion was made by Director Grove and seconded by Director Hill to spend no more than \$2500 to update our trails, open space, parks and community map. The motion carried unanimously.

Planning Committee: See attached report.

Public & Community Relations Committee: See attached report.

Director Lammey asked the Board to email him with any ideas for the press release "Battlement Mesa: Much more than a 'retirement community'."

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

Associated Governments of Northwest Colorado: See attached report.

MANAGER REPORT

See attached report.

Mr. Rippy reported that he has received a complaint regarding people riding all terrain vehicles in the open space area, owned by the BMSA, along Stone Quarry Road. Vehicles are not allowed on the open space per the covenants.

A motion was made by Director McCurdy and seconded by Director Grove to purchase and install signs along Stone Quarry Road and notify the Garfield County Sheriffs office of the problem. The motion carried unanimously.

DEVELOPER REPORT

Delegate Schmela reported that Battlement Mesa Company's occupancy rate is at 55%.

Delegate Schmela reported that there was a fire at the Willow Ridge apartments. There were no injuries reported. BMC will be honoring a gentleman that alerted occupants of the fire, as well as the Grand Valley Fire Protection District.

Delegate Schmela reported that BMC will be installing for sale signs on their large parcels of property.

Delegate Schmela reported that they are still working on the rehabitation of the mule deer areas.

Delegate Schmela reported that an employee of BMC has been charged with a very serious crime. The employee is on administrative leave and BMC's keys have been taken from the employee.

Delegate Schmela reported that the very large dirt pile on the John Lyon's property will be removed and used on the west Parachute interchange project.

Delegate Schmela reported that the area around the split rail fence along West Battlement Parkway has been cleaned.

Delegate Lay reported that Bodacious Bites Deli and Catering is planning on opening in the old Rocky Mountain Pizza and Cones rental around May 1, 2012.

Delegate Lay reported that Clark's Market has a new manager, Vinnie. The former manager Spencer, has moved to Utah.

Mr. Rippy asked Delegate's Lay and Schmela to let their tenants know that the recycle bin at the Clark's Market parking lot, does not accept cardboard. The bin has been getting filled up with cardboard and Waste Management does not accept the cardboard.

OLD BUSINESS

Director Koning asked if the advertisement we purchased for the Insider's Guide to Battlement Mesa and Parachute will be completed by the deadline.

Director Lammey stated that yes that the advertisement will be ready.

Mr. Rippy reported that the trash cans for the trail around Monument Creek Village have been ordered.

OTHER

Director McCurdy asked when the new flags will be installed on the golf course.

Mr. Rippy stated that Frontier Electric has been hired to replace the flags because they have a boom truck.

Director Lammey stated that there were a lot of violation letters sent out for side yard parking. There was a form attached to each letter explaining what needs to be done to rectify the violation.

ADJOURNMENT

The regular meeting adjourned at 11:01 am for covenant violation hearings regarding 187 Sagemont Circle.

RECONVENE

The regular meeting reconvened at 11:26 am.

A motion was made by Director Hoy and seconded by Director Grove to leave the fines in place at 187 Sagemont Circle. The motion carried with Director Lammey abstaining.

ADJOURNMENT

The meeting adjourned at 11:30 am.