

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 19, 2011

APPROVED

Present:	Keith Lammey Sara McCurdy John Shepherd Brad Hoy Greg Davidson Dora Rayne Laurel Koning Bob Arrington Jonathan Lay Keith Sheppelman Jeff Hill, Director Jeanice Freeman	President, Mesa Ridge Townhomes Vice President, Eagle's Point Secretary/Treasurer, Canyon View Director, Valley View Village Director, Tamarisk Meadows Director, Monument Creek Village Director, Battlement Creek Village Director, Willow Creek Village Delegate, Battlement Mesa Partners Director, Stone Ridge Village Director, The Fairways Director, The Reserve
Excused Absence:	Eric Schmela	Delegate, Battlement Mesa Partners
Also Present:	Steve Rippy Amie Martin Eric Short	Association Manager Administrative Assistant Baker & Associates
Community Members Present:	Jason Fletcher Dave Devanney	Don Gray Bruce Knuth

OWNERS OPEN FORUM

Mr. Don Gray, owner of 156 Roan Creek Drive, addressed the Board of Directors with a request to ban jake brakes within the PUD. Mr. Gray's property is along North Battlement Parkway and the trucks use their jake brakes at all times of the day and night. Mr. Gray stated that he has also heard complaints from residents along Stone Quarry Road in the Tamarisk Village and Tamarisk Meadows subdivisions.

Directors Lammey and Hill both asked Mr. Gray to contact Community Counts with his concerns. Mr. Gray stated that he sees BMSA as a protector of our community.

Director Koning stated that she would meet with Mr. Gray later in the week to work on the issue.

CALL TO ORDER

Director Lammey called the meeting to order at 9:15 am. Director Lammey noted that he spoke to Director Schmela and that Director Schmela would not be able to attend today's meeting due to another meeting conflict. Director Lammey excused Director Schmela'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 of the Battlement Mesa Metropolitan District.

Director Sheppelman disclosed that he is a paid employee of the Battlement Mesa Metropolitan District.

Director Davidson and Director Hoy disclosed that they bid on weed mitigation for the BMSA.

APPROVAL OF MINUTES

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

FINANCIAL REPORT

A motion was made by Director Davidson and seconded by Director Freeman to approve the March 31, 2011 financials, subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

FINANCE COMMITTEE: Director Shepherd stated that the finance committee met to review the preliminary audit. Director Shepherd also stated that the committee received a resignation from one of the members, so there is an opening on the committee if anyone has any suggestions.

ARCHITECTURAL/COVENANT COMMITTEE: Bruce Knuth reported that there is no new construction in the PUD. Mr. Knuth stated that the committee is working on language changes for the covenants and the architectural standards. There has recently been new legislation passed that prohibits hoa's from restricting on energy saving devices.

Mr. Knuth handed out a report which contains possible new language regarding wind turbines, solar energy, definitions of front, side, and back yards and standards regarding parking.

Mr. Knuth explained that these are suggestions at this time. To change covenants, the proposed change would need to be voted on by the community. An architectural standard change is voted on by the Board of Directors.

Director Lammey stated that BMSA also needs to define holiday decorations in the covenants. Director Lammey also stated that we need to proceed cautiously if we would like to change the covenants.

Director Koning stated that she has had another complaint regarding the business being run out of 217 Boulder Ridge Drive. The complaint was regarding the excessive vehicles coming and going from the property.

Director Hill stated that we may need to discuss the matter with our attorney and Garfield County Planning before we move forward with the issues.

The Board asked Mr. Rippy to contact our attorney and Garfield County regarding the issue.

OIL & GAS COMMITTEE: No report given.

PARKS/OPEN SPACE/TRAILS COMMITTEE: Dave Devanney reported that the committee meets on the 3rd Thursday of every month at 7:00 pm at the Battlement Mesa Activity Center.

Mr. Devanney stated that Garfield County does not know when the contractor is going to begin working on Phase 1 of the Library Trail.

Mr. Rippy explained that there has been some difficulty with Phase 2 of the trail as far as the right-of-way is concerned. Mr. Rippy will keep the Board informed as to the progress of the trail.

Mr. Devanney supplied the Board of Directors with a report of a possible new trail. The trail will begin at the Eagle's Point existing trail, follow Spencer Parkway and end at North Battlement Parkway. The trail will be a temporary trail but will become a permanent trail later. Mr. Devanney explained that with Battlement Mesa Companies help, the committee has prioritized new potential trails throughout the PUD.

Director McCurdy stated that the new trail is a good addition to the current trail system.

Director Lay stated that the committee has come up with 9 new trails. The committee felt this trail is the most feasible to get completed.

Director Koning asked what expense is there for the new library trail. Mr. Rippy stated that the Board approved \$250,000.

Director Koning asked what the initial figures are for a gravel trail. Mr. Devanney stated that looking at the Elam bid it would be approximately \$37,000. Mr. Devanney stated that the trails fund is set up for the maintenance of the existing trail system, not for building new trails.

Mr. Rippy stated that the Board may want to wait until after the workshop on May 11, 2011 before moving forward with any decision on the new trail. The Board of Directors agreed.

Mr. Devanney stated that the committee is working on parks and open spaces. The committee has been going to the Park and Recreation District meetings and also meeting with Battlement Mesa Company.

Director Shepherd asked if the committee has done any research on grants etc. Mr. Devanney stated that since BMSA is not a 501c3 organization, therefore we are limited on eligibility for grants.

PLANNING COMMITTEE: No report given.

PUBLIC & COMMUNITY RELATIONS COMMITTEE: Director Lammey reported that the rack cards are being designed. Director Lammey stated that the committee has received 3 bids on revamping the BMSA website. The committee is working on a proposal for the next Board meeting.

PUBLIC WORKS COMMITTEE: Director Sheppelman stated that the last meeting was cancelled due to a lack of a quorum. Director Sheppelman also stated that the committee is looking for members.

ASSOCIATED GOVERNMENTS OF NORTHWESTERN COLORADO: Director Lammey reported that the groups primary focus is legislation. The next AGNC meeting is in Craig on May 12, 2011.

MANAGER REPORT

Mr. Rippy informed the Board that this is Jeanice Freeman's final meeting as the delegate for The Reserve. The office has sent out ballots to all homeowners in the Reserve, and as of today, there is a quorum. A new director will be elected by May 13, 2011.

Mr. Rippy reported that the finance committee met on April 8th to review the 2010 preliminary audit report. The auditor has made a few recommendations for changes such as expanding the detail on identification of reserve funds, written agreement on donation of street sweeping funds and investment policies.

Director Koning stated that the recommendations are just auditor suggestions and that none of the suggestions are statutory requirements so the Board has the discretion to choose whether to implement the recommendations.

Mr. Rippe reported that the approximate cost to replace the Tamarisk Village sign is \$2,000. A motion was made by Director Koning and seconded by Director Hill to approve the new sign for Tamarisk Village and also to maintain all monumentation signs in the PUD, excluding all sub-association village signs. The motion carried unanimously.

Mr. Rippe reported that the replacement backflow prevention devices are all nearly installed. Mr. Rippe had a discussion with Eric Short from Baker & Associates regarding removing the devices every fall and reinstalling them every spring. Mr. Short stated there would be a minimal cost to do this. To date, BMSA maintains 81 backflow prevention devices.

Mr. Rippe reported that the office has been getting complaints regarding street lights not getting repaired in a timely manner. The contractor has repaired over 20 lights in the past month.

Mr. Rippe stated that Greg Davidson has completed a fire mitigation plan. The plan has been emailed to Bruce Dines from the StEPP Foundation for further comment.

DEVELOPER REPORT

Director Lay informed the Board that the 35th Ave Bar Grill has closed. They are trying to get a replacement restaurant to sublease the space.

Director Lay stated that True Value is on schedule to open by July 15, 2011. The new Rocky Mountain Pizza & Cones is now scheduled to open on April 29, 2011.

Director Lay reported that the next Coffee Talk is scheduled for April 27, 2011 at 9:00 am at the Grand Valley Fire Protection District.

OLD BUSINESS

Director Lammey has spoken with the Rifle Economic Group regarding the membership fees. The group is considering letting us participate, but at a lower rate.

NEW BUSINESS

A motion was made by Director Shepherd and seconded by Director Sheppelman to accept the preliminary audit and schedule the final audit for May 11, 2011. The motion carried unanimously.

2011 STREET SWEEPING CONTRACT

A motion was made by Director Shepherd and seconded by Director Hill to approve the 2011 Street Sweeping Contract as written. Director Sheppelman and Director McCurdy abstained. The motion carried.

HOMEOWNER COMMUNICATIONS

The Board of Directors discussed a letter received, dated March 18, 2011, regarding a warning letter which was sent out on February 7, 2011 referencing holiday lights that were still on display at 307 E Tamarack Circle.

OTHER BUSINESS

Director Lammey stated that he had received correspondence from the Chamber of Commerce which stated they were not going to be planning any after hour social gatherings this year. Director Lammey asked the Board of Directors if BMSA would like to be part of a possible joint gathering with the Chamber, Park and Rec, GVFPD and BMMD. This joint gathering could be scheduled to coincide with the new BMMD office building opening. Director Lammey asked the Directors to think about the gatherings and bring back any suggestions.

ACTION ITEMS

None

ADJOURNMENT

A motion was made and carried to adjourn at 11:55 am.