

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 17, 2011

APPROVED

Present:	Keith Lammey	President, Mesa Ridge Townhomes
	Sara McCurdy	Vice President, Eagle's Point
	Laurel Koning	Director, Battlement Creek Village
	Bob Arrington	Director, Willow Creek Village
	Jonathan Lay	Delegate, Battlement Mesa Partners
	Keith Sheppelman	Director, Stone Ridge Village
	Jeff Hill	Director, The Fairways
	Jason Fletcher	Director, The Reserve
Excused Absence:	Eric Schmela	Delegate, Battlement Mesa Partners
	John Shepherd	Director, Canyon View Village
	Brad Hoy	Director, Valley View Village
	Greg Davidson	Director, Tamarisk Meadows
	Dora Rayne	Director, Monument Creek Village
Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant
Community Members Present:	Sandy Getter	Don Gray
	Norm Weber	Dave Devanney
	Chuck Hall	Lynn Shore
	Nicole Conrad	

OWNERS OPEN FORUM

Mr. Don Gray, owner of 156 Roan Creek Drive, thanked the board of Directors for the installation of the electric sign regarding jake brakes. Mr. Gray asked the Board to request a ban on jake brakes in the PUD from Garfield County. Mr. Gray stated that he will begin a petition to ban jake brakes if the Board does not asked Garfield County for the ban.

Mr. Norm Weber stated that he would like to commend the Board of Directors on the beauty of the Battlement Mesa Community. Mr. Weber stated that he is a landscaper in Florida. He thanked the Board for keeping the integrity of the community.

CALL TO ORDER

Director Lammey called the meeting to order at 9:12 am. Director Lammey noted that he spoke to Delegate Schmela, Directors Shepherd, Hoy, Davidson, and Rayne. They all would not be able to attend the meeting. Director Lammey excused their absences.

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.

WELCOME NEW RESERVE DELEGATE

Director Lammey welcomed the new Reserve Delegate, Jason Fletcher.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Sheppelman to approve the April 19, 2011 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORT

A motion was made by Director Arrington and seconded by Director McCurdy to approve the April 30, 2011 financials, subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: Director Arrington stated that the committee had a workshop to discuss the 2010 audit.

Architectural/Covenant Committee: Director Lammey reported that Director Koning resigned from the committee. The committee is in need of two members.

Director Lammey reported that there were 52 covenant violations for April 2011 and 265 from January through April 2011. Director Lammey reported that there are about 100 letters being sent out to remind lot owners to have their lots mowed.

Director Koning stated that she is receiving complaints regarding the overhang of bushes and weeds on Fairway Drive between Battlement Creek Village and The Reserve.

Director Lammey reported that we are still getting complaints regarding the business being run out of the home on Boulder Ridge Drive. Director Lammey stated that he has been driving by the home on a daily basis and has taken many photos. It is clear a business is being run out of the home. Director Lammey informed the Board that he spoke to Fred Jarman from Garfield County Assessors office. Mr. Jarman stated that there are regulations regarding running a business out of a home, but BMSA can enforce more stringent regulations. Director Lammey explained that Mr. Rippey has emailed our attorney with language from the Resolution. The Resolution clearly states that if the business impacts the other homes on the street that it is a violation.

Oil & Gas Committee: Chuck Hall reported that on April 12, 2011 the committee met with Susan Alvillar, Brandon Baker and Rick Matar from Williams Production regarding the T & T pad in Parachute. Ms. Alvillar explained that the pad is about 8 acres. This is an average sized pad when there is a fracking operation included on location. Ms. Alvillar stated that they are going to drill 22 wells from the pad.

Mr. Hall reported that there is no meeting in May. The next meeting is scheduled for June 14, 2011 at 3:30 at the BMAC. Lars Inman from Antero will be present to give an update.

Mr. Hall reported that he attended the Rifle Chamber energy briefing. Encana gave a presentation on drilling, COGCC on permitting, Halliburton on fracking and Dollis Wright from Quality Environmental Professional Association on health impact. Mr. Hall stated that the briefing was very good. Mr. Hall spoke to Ms. Wright regarding giving a community wide presentation in Battlement Mesa. The cost would be about \$700 to give the presentation during an Oil & Gas Committee meeting.

Director Lammey stated that he also spoke to Ms. Wright regarding a night meeting. The cost would be about \$1,000.

The Board of Directors agreed to not hire Ms. Wright at this time.

Parks/Open Space/Trails Committee: Dave Devanney reported that phase 1 of the library trail should be completed by the middle of June.

Planning Committee: No report given.

Director Arrington stated that he would like to attend the next planning committee meeting.

Public & Community Relations Committee: No report given.

Directory Lammey stated that we have had a complaint from a homeowner in Eagle's Point regarding the bright street lights. Mr. Rippey will contact our electrician to see about installing a fixture to direct the light downward instead of outward.

Associated Governments of Northwestern Colorado: Director Lammey reported there was not a meeting held in April. The next meeting is scheduled for May 19, 2011 at 10am in Craig, CO.

MANAGER REPORT

Mr. Rippey reported that the street sweeping is about 50% complete. The street sweeper has been taken to Denver for repairs. Once the equipment is repaired, the sweeping will be completed.

Mr. Rippey reported that several sections of fence along Stone Quarry Road, Monument Creek Trail and North Battlement Parkway were repaired this month after being damaged by high winds.

Mr. Rippey reported that two street lights in the median of West Battlement Parkway along side the golf course were destroyed during the past month. We are in the process of replacing the lights and submitting insurance claims.

Mr. Rippey has been in contact with our attorney regarding the general reserve fund. The attorney has suggested setting up two funds for general reserve, one fund for replacement and repair and one fund for capital improvements. The attorney also advised that the modification of the fund can be done by a vote of the Board.

Mr. Rippey reported that the Tamarisk Village sign has been constructed and will be installed in the next couple of weeks.

DEVELOPER REPORT

Director Lay reported that Battlement Mesa Company has sent a letter to the Post Independent to try to get the newspaper delivered to Battlement Mesa again.

Director Lay reported that the next coffee talk is scheduled for May 25, 2011 at the Grand Valley Fire Protection District.

Director Lay reported that they have successfully negotiated on a contract to sublease the 35th Ave Grill. The new group hopes to be up and running within the next two weeks.

Director Lay reported that the True Value is near completion. They hope to have the certificate of occupancy issued by May 18, 2011. Once the co is received, they will begin stocking the shelves with a tentative opening date of July 15, 2011.

Director Lay reported that Rocky Mountain Pizza and Cones is due to open any day.

OLD BUSINESS

Rifle Economic Group: Director Lammey spoke to the Rifle Economic Group regarding a membership. There is some willingness to allow us to join the group at a lower fee with a position on the Board. Director Lammey will send them a letter.

Library Trail: Mr. Rippy reported the agreement for the library trail is complete.

A motion was made by Director McCurdy and seconded by Director Arrington to approve the agreement with John & Jody Lyons and John Lyons Partnership LLP for an easement for the library trail, subject to delegate approval. The motion carried unanimously.

Mr. Rippy will schedule the delegate meeting.

Mr. Rippy stated that we are getting estimates for an 8 foot trail with 4 feet of soft trail on the side of the hard trail. The estimates are being sought for concrete and asphalt.

Jake Brakes: Mr. Rippy has been in contact with Garfield County regarding the use of jake brakes within the Battlement Mesa PUD. Mr. Rippy will continue to research this issue.

NEW BUSINESS

Daycare at 111 Rosewood Way: Mrs. Nicole Conrad informed the Board that she has been a resident of Battlement Mesa for 14 years and had a previous daycare license for this address about 5 years ago. Mrs. Conrad stated that she is hoping to start daycare on May 31, 2011. She already has a waiting list.

Director McCurdy asked how many daycare operations are already approved in the Monument Creek Village neighborhood. Administrative Assistant, Amie Martin, explained that there is 1 operating daycare in Monument which represents less than 1% of the 295 units. Director McCurdy stated that the approval of this daycare would not violate the 1% neighborhood limitation as outlined in the covenants.

A motion was made by Director Arrington and seconded by Director Hill to approve the daycare at 111 Rosewood Way. The motion carried unanimously.

Health Impact Assessment: Director Lammey stated that Garfield County has stopped researching the Health Impact Assessment due to the excessive time and funds it is taking.

Director Arrington stated that in the past the Board of Directors sent a letter to Garfield County in support of the HIA, we need to stand behind that letter.

Director Lay stated that Director Schmela strongly recommends no action be taken until the Board has time to research the HIA.

Director McCurdy stated that she isn't sure there is any action we can take.

Director Lammey stated that Jim Rada from Garfield County stated there seems to be some confusion of the intent of the HIA. The document is very expensive and would continue to be that way in time and expense. Director Lammey stated that even though the research has stopped on the HIA, the document is still usable. Director Lammey stated that he isn't sure there is any action required either.

Director Koning stated that the letter the Board sent stated that the HIA needs to include all the Oil & Gas companies, not just Antero Resources. Director Koning stated that the study is very costly, and the assessment will not be able to predict everything.

Dave Devanney stated that the Board may consider sending a second letter to Garfield County to support the Commissioners to use the HIA.

Don Gray stated that the document needs to be completed, so companies can use the study. Mr. Gray feels that the draft needs to be finalized with the original recommendations, so there are guidelines for Oil & Gas Companies to follow. Mr. Gray stated that the HIA is positive for Battlement Mesa.

General Reserve Fund: Mr. Rippy stated that at the workshop the Board talked about doing a study regarding the General Reserve Fund. Mr. Rippy recommends getting cost estimates and moving forward with the study.

A motion was made by Director McCurdy and seconded by Director Hill to get proposals from 3 qualified companies to provide a cost estimate to complete a reserve fund study. The motion carried unanimously.

Website Design Firm: Director Lammey presented a report on the different website company proposals to develop a new BMSA website. Director Lammey explained there are 3 key features to a good website; functionality, support and training, and cost.

A motion was made by Director Hill and seconded by Director Arrington to proceed with an agreement with Vista Works per their proposal and authorize the use of funds. The motion carried unanimously.

OTHER BUSINESS

None

ACTION ITEMS

None

ADJOURNMENT

A motion was made and carried to adjourn at 11:42 pm.