

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE15, 2010

Present:	Keith Lammey	President
	Sara McCurdy	Vice President
	John Shepherd	Secretary
	Mike Stiers	Director
	Bob Arrington	Director
	Gordon Elliott	Director
	Jay Haygood	Director
	Eric Schmela	Director
	Jonathan Lay	Director
	Keith Sheppelman	Director
	Jeff Hill	Director
Excused Absence:	Frank Oakley	Director
Also Present:	Steve Rippy	Association Manager
	Sandy Yeager	Accounting Manager
	Amie Martin	Administrative Assistant
	Eric Short	Baker & Association
Community Members Present:	Woody Harmeyer	Tom Terrall
	Tom Sisneros	Roberta Sisneros
	Cheri Brandon	John Sargent
	Betsy Leonard	Sue Baer
	Ferd Meyer	Garland White
	Chris Stockton	Paul Light
	Larry Soderberg	Dick Buchan
	Al Swenson	Dave Devanney
	Anne Brosius	Ron Galterio
	Mary Galterio	Don Causbie
	Vi Causbie	Sandy Getter
	Bob Warehime	Elaine Warehime

APPROVED

OWNERS OPEN FORUM

A homeowner inquired on the weed problem on vacant lots in Battlement Mesa. Director Lammey stated that letters are being sent out next week to all vacant lot owners notifying them that the lots need to mowed.

CALL TO ORDER

Director Lammey called the meeting to order at 1:11 pm.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Hill to approve the May 18, 2010 minutes with a correction; the motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Elliott and seconded by Director Shepherd to approve the May 2010 financials as presented, subject to audit. The motion carried unanimously.

SUPPORT FOR REQUEST TO GARFIELD COUNTY FOR 1041 DESIGNATION FOR BATTLEMENT MESA

The 1041 regulations would allow Garfield County to regulate oil and gas operations in the PUD to the extent that such activities affect the overall growth and development of the community. They would create a level of oversight that would allow the County to interdict if and when adverse impacts from oil and gas activities are discovered. The County could comprehensively examine the potential impacts of oil and gas activities, and with input from the community, craft general regulations that would provide significant protection for long term growth and development in Battlement Mesa. The County would also have veto authority over any proposed development that does not conform to those regulations.

Director Arrington explained that the 1041 would raise rules and regulations to the State level. This would allow BMSA to mitigate the oil and gas process.

Director Haygood stated the 1041 could help minimize impact of Antero and other companies that could impact our health. The 1041 gives the County authority to enact changes.

Director Arrington explained that BCC has not yet approached the County on the 1041 and there is no guarantee that the County will approve.

Director Elliott stated the 1041 needs to be investigated thoroughly by a working group before BMSA could move forward with their support.

A motion was made by Director Elliott and seconded by Director Shepherd to have BMSA Board approve the formation of a working group to look into the use of the 1041 option as a way to manage Antero's drilling activity in the Battlement Mesa Community. This working group would include members from: BMMD, BCC, GV Fire Protection District and BMSA. The motion carried unanimously.

COMMITTEE REPORTS

Audit Committee: No report given.

Covenant Protection Committee: Director Lammey explained the letters to enforce mowing of the vacant lots would be sent out the week of June 21, 2010.

There was some discussion about the maintenance of foreclosure properties. Mr. Rippey stated the regulations state that BMSA can go onto a property to remedy any covenant violations.

Director Elliott asked if we should add a line item to the budget to handle foreclosure property maintenance?

Director Haygood asked if the fines we are collecting for covenant violations could be used for foreclosure property maintenance?

Director Lammey and Mr. Rippey will discuss our options with the BMSA attorney.

Architectural Committee:

Director Sheppelman stated that 162 Boulder Ridge Drive was issued their Certificate of Occupancy on May 24, 2010. He went on to explain that the landscaping has not been completed.

Oil & Gas Committee:

Director Shepherd stated the Garfield County Sheriffs office is being vigilant on keeping truck traffic off of Stone Quarry Road and keeping them on the truck routes.

Director Elliott stated the Garfield County Sheriffs office cannot enforce the usage of jake brakes, but can they enforce jack brake mufflers? Could the Oil & Gas committee go to Community Counts to help enforce speeding and jack brake problems?

Roads Committee:

No report given. Director Elliott asked when Garfield County would be back to continue street sweeping? The intersection at the waterfall needs to be swept.

Mr. Rippy explained he has made several requests to Garfield County to get the street sweeper back to Battlement Mesa.

Director Elliott asked Director Lammey to write a letter to Mike Sampson from Garfield County Road and Bridge to get the status of the street sweeping.

Landscape Committee:

Director Haygood stated the parks in Saddleback Village look good since Baker and Associates went in and cleaned them up.

Director Elliott stated since the medians had been mowed a few weeks ago they have already re-grown and need to be mowed again.

Mr. Rippy will monitor the medians and have them mowed as necessary.

Trails Committee:

Dave Devanney reported that the committee is in a holding pattern until the new committee is formed.

Mr. Rippy stated that he is meeting with the Garfield County Attorney on Thursday, June 17, 2010 regarding the library trail.

Associated Governments of Northwest Colorado:

Director Haygood stated there was no meeting in June. They meet every other month. The next meeting is scheduled for July 8, 2010 at AMSO in the Piceance Basin.

Director Haygood explained there was nothing passed during legislation that would impact Battlement Mesa directly. The medical marijuana proposal passed so communities have more input in what goes on in their community.

MANAGER'S REPORT

Mr. Rippy explained to the Board there was nine street signposts replaced since the last Board meeting, and an additional ten posts have been ordered for replacement of additional damaged posts. Fifty-six new street signs have been ordered to replace damaged and faded signs throughout the Battlement Mesa PUD.

Mr. Rippy informed the Board that we received \$4,600 from the insurance claim that we filed on the streetlight that was hit by a motorist on Battlement Creek Trail. The funds covered the costs of repairs and replacement of the pole.

Mr. Rippy stated eight additional fence pickets were damaged by vandalism in the park areas at Tamarisk Village.

Mr. Rippy informed the Board that the first mowing of the right-of-ways and the second street sweeping has been completed.

DEVELOPER REPORT

Director Schmela informed the Board that Battlement Mesa Partners has sold a piece of property near the Grand Valley Middle School and the old Sales Pavilion. The property was sold to a LDS church.

Director Schmela stated he has found a sign maker that will construct new signs exactly as they are now. He will keep the Board informed of the status of the signs.

Director Schmela explained that Jonathan Lay is working with Metcalf Excavation to hold a "Block Party" on August 6, 2010. The proceeds will go to the school district for books.

Director Schmela informed the Board that the 35th Ave Café and Bar is progressing and they hope to be open by July 15, 2010. The next community speaks meeting is scheduled to be at the new restaurant on July 15, 2010.

Director Elliott informed Director Schmela that the sign on Fairway Drive has lost some of the decorative rocks. Director Schmela stated that he would get the stones gathered up and check into repairs.

OLD BUSINESS

Antero Resources Funds

Director Shepherd is continuing to work on the taxation issues regarding the potential funds from Antero Resources. Both Dalby & Wendland and McMahan & Associates stated that the funds are taxable. Further research is ongoing. He will keep the Board informed.

NEW BUSINESS

Approval of the scope of the Incorporation Study

Director Lamme stated the incorporation study in the 1990's showed that Battlement Mesa is not able to sustain incorporation. Garfield County has agreed to pay for a new study. Mr. Rippy will write a letter to Ed Green from Garfield County stating that we would like for him to move forward with the study.

Secretary/Treasurer Election

A motion was made by Director Arrington and seconded by Director Schmela to appoint Director Shepherd as Secretary/Treasurer for the rest of 2010. The motion carried unanimously.

Committee Appointments

Director Lamme informed the Board that Belinda Rogers from the Eagle's Point Subdivision has volunteered to be on two committees.

Director Elliott stated that each committee should appoint the delegates instead of the Board.

Mr. Rippy explained according to the Charters for each committee the Board of Directors is to appoint all members to each committee.

A motion was made by Director McCurdy and seconded by Director Schmela to appoint Dave Devanney, Sandy Getter, CE Lear and Belinda Rogers to serve on the Parks/Open Space/Trails Committee with Jonathon Lay. Appoint Bob Prendergast and Anne Brosius to serve on the Finance Committee with John Shepherd. Appoint Mary Lee Mohrlang and Belinda Rogers to serve on the Public & Community Relations committee with Keith Lamme and Jay Haygood. The motion carried unanimously.

ADJOURN

A motion was made and carried to adjourn the meeting at 2:40 pm.