

APPROVED

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 21, 2011**

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

OWNERS OPEN FORUM

Dave Devanney stated that it is important for the Board of Directors to make people in the audience feel welcome. Mr. Devanney stated that the Board needs to use a sound system so the audience can hear what is being said by the Board members.

CALL TO ORDER

Director Lammey called the meeting to order at 9:26 am. Director Lammey noted that he would like to excuse Directors Hoy, Davidson & Koning from the meeting.

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.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Arrington to approve the May 17, 2011 minutes as presented. The motion carried unanimously.

FINANCIAL REPORT

Mr. Rippy reported that he has received a bid to remediate noxious weeds within the PUD. Mr. Rippy will bring the proposal to the next board meeting.

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

COMMITTEE REPORTS

Finance Committee: Director Arrington stated that the committee may need to do some research on bank accounts that have a better rate of return.

Architectural/Covenant Committee: Bruce Knuth reported that the committee has one vacancy. Thomas Hamick from Mesa Ridge Townhomes would like to serve on the committee as an active member.

A motion was made by Director Arrington and seconded by Director McCurdy to appoint Thomas Hamick to the Architectural/Covenant Committee. The motion carried unanimously.

Mr. Knuth reported that the committee has included in the packets, Covenant Language Regarding Front Yard Parking. Mr. Knuth stated that the set back in Saddleback and Tamarisk Villages is 17 feet and 25 feet in all other villages. The shortest driveway in Tamarisk Village is 22 feet. The covenant language would pertain to all villages.

Director Lammey stated that as the covenant officer, he receives calls all the time regarding parking on the grass areas, etc.

A motion was made by Director Hill and seconded by Director Sheppelman to postpone the Covenant Language Regarding Front Yard Parking for no more than 60 days to give our management company time to research how we change our covenant. The motion did not pass.

Director McCurdy stated that she would like to know from the Board if they would like to move forward on the modifications to the parking space guidelines in the covenants. If the answer is yes, then we should move forward to finalize it.

Steve Rippy stated that he will submit the language to our attorney for any language changes and the procedure to put this into effect.

A motion was made by Director McCurdy and seconded by Director Hill to accept the Covenant Language Regarding Front yard Parking and proceed to get it to the vote of the community, if required. The motion carried unanimously.

A motion was made by Director Arrington and seconded by Director McCurdy to proceed with the Covenant Language regarding overgrown vegetation onto roadways, subject to any prior approval. The motion carried unanimously.

Director Lammey reported that 187 violations were mailed out in May and there are 452 violations so far, for the year.

Director Lammey reported that he has had discussions with Director Schmela and Lay regarding a parking area for oversized vehicle parking.

Director Lay stated that Battlement Mesa Company does approve of the use for parking. Mr. Lay stated that they would like for the area to be kept clean and swept and not turned into a storage area.

A motion was made by Director McCurdy and seconded by Director Hill to move forward with oversized vehicle parking policy. The motion carried unanimously.

Oil & Gas Committee: Chuck Hall reported the committee met on June 14, 011 with Robert Mueller, Lars Inman and Dave Strickland from Antero Resources. Mr. Hall stated that Antero has postponed drilling on the Watson Ranch site. There are 8 wells left to drill and complete on the Watson Ranch site. Once the eight 8 are drilled and completed, that will bring a total number of wells on the pad to 20.

Mr. Hall reported that Antero has negotiated a seconded pad within the Watson Ranch. They plan to use either the G pad or the 2nd Watson Ranch pad, but not both. They will determine in the future, which pad to use.

Mr. Hall reported that Antero will be submitting the State Comprehensive Drilling Plan (CDP) on September 1, 2011. The review process would begin in October to November 1 with approval expected by the first of 2012. Antero will then submit the major land use impact review to Garfield County in early 2012; this approval process can take from six months to a year.

Mr. Hall reported that Williams and Antero have finalized acreage trades. This trade will help with Antero's infrastructure.

Mr. Hall reported that the next committee meeting is July 12, 2011 at 3:30 pm at the BMAC.

Mr. Hall stated that the committee is very supportive of having Dollis Wright come to Battlement Mesa for a presentation.

Parks/Open Space/Trails Committee: Dave Devanney reported that Belinda Rogers has resigned from the committee. Kyle Grambley has been moved to the full time committee position from an alternate position.

Mr. Devanney stated that the committee would like to get started on the expansion of the Spencer Parkway trail by the end of 2011.

A motion was made by Director Schmela and seconded by Director McCurdy to appoint Kyle Gramley to the Parks/Open Space/Trails Committee. The motion carried unanimously.

Steve Rippy asked the Board to have Director Lammey send a letter to Garfield County to thank them for their portion of the library trial. The Board agreed.

Planning Committee: No report.

Mr. Rippy reported that Garfield County Commissioners has included us in the planning of areas within a 3 mile radius of Battlement Mesa. Mr. Rippy will keep the committee informed of any information received.

Public & Community Relations Committee: Director Lammey reported the contract with Vista Works for the Battlementmesacolorado.com website redesign has been signed and work has begun. The redesign process is projected to be complete by mid October 2011.

Director Lammey reported that there has not been any rack card meetings last month. The next meeting is scheduled for July 14, 2011.

Director Lammey reported that he has spoken to Jim Bell and Michael Churchill from the City of Rifle Community TV and Paul Vandre from the City of Glenwood Springs Community Channel 12, to better understand access channel equipment and functionality. Mr. Vandre agreed to provide information about the cost and where we can acquire the equipment that we'll need to broadcast on our channel 50. Mr. Bell provided us with a phone number for a Comcast technician who should be able to tell us what was left at the Battlement Mesa cable head.

Public Works Committee: Director Sheppelman reported the next committee meeting is scheduled for July.

Director Hill reported that the committee has a goal to establish a helicopter pad in Battlement Mesa. Mr. Hill stated that he has meet with Kathy Shumacher with care flight; they are in support of our efforts. Director Hill stated that the committee would like to pursue the issue with Grand River Medical District.

Associated Governments of Northwest Colorado: Director Lammey reported the next meeting is scheduled for July 14, 2011 at 10 am in Steamboat Springs, CO.

MANAGER REPORT

Mr. Rippy reported that he spoke to Wyatt Keesberry from Garfield County regarding jake brakes. Mr. Keesberry stated that he has involved Sheriff Lou Vallerio. Sheriff Vallerio stated that there is no Colorado law that addresses the ban of jake brakes; it does address mufflers on jake brakes. Sheriff Vallerio stated that they can not enforce a jake brake ban. He has forwarded the issue onto the Garfield County Commissioners and the Garfield County attorney. To date, no response has been received.

Director Hill stated that he called Community Counts regarding large trucks that do not have mufflers on their jake brakes. They suggest the truck safety inspection company be contacted to have the trucks checked in this area.

Mr. Rippy informed the Board of suggested modifications to the General Reserve Fund to include a Reserve for Replacement category and a Capital category.

A motion was made by Director Fletcher and seconded by Director Rayne that the BMSA General Reserve Fund be modified to incorporate all current and future reserve funds and that the funds be available for all BMSA community improvements and the funds be split into two categories within the general reserve to be identified as Reserve for Replacement and Capital with \$300,000 allocated to capital and \$572,493.41 allocated to reserve for replacement. The motion carried with Director Arrington abstaining.

Mr. Rippy reported that when mowing behind fences in Willow Creek Village we found that some of the residents do not want the area mowed.

Director Lammey stated that the fire chief recommends mowing back 20 ft from the fence.

Mr. Rippy stated that some areas don't look like they have ever been mowed.

DEVELOPER REPORT

Director Schmela reported that they are working hard to open True Value on the 1st of July.

Director Schmela reported that Battlement Mesa Company is working with Comcast to install high definition to Battlement Mesa.

Director Schmela reported that they are working on new signs along County Road 300 from Parachute to Battlement Mesa.

Director Lay reported that the 19th Hole Bar and Grill and Rocky Mountain Pizza & Cones are both open and they seem to be doing well.

Director Lay reported that Battlement Mesa Company completed a \$20,000 face lift on the Saddleback Center. There is a similar face lift planned for the Plaza.

Director Lay reported that on July 16, 2011 Wells Fargo and Clark's Market is having a block party at the Plaza.

Director Lay reported that on August 27, 2011 there will be a grand opening for True Value.

Director Lay reported that the next Coffee Talk is scheduled for June 22, 2011 at 11:30 at the Grand Valley Fire Protection District. Rocky Mountain Pizza & Cones will be providing pizza.

Director Lay reported that Battlement Mesa Company is working hard to get the Post Independent back to Battlement Mesa. Discussions are still continuing.

Director Lay stated that he and Director Schmela have met with a company regarding installing led lights. This will result in about 50% savings on street light electricity. It may be feasible for BMSA to look into changing their street lights over to led lights.

Director Schmela reported that Garfield County had asked Battlement Mesa Company to prepare some rental apartments for residents that could be displaced from the flooding. No units were used.

OLD BUSINESS

Dollis Wright Presentation: Director Lammey stated that the Oil & Gas Committee is in favor of having Ms. Dollis Wright, President of Quality Environmental Professional Associates, Inc., come to Battlement Mesa for a presentation regarding health and safety impacts of the oil and gas industry.

Director Arrington stated that Ms. Wright has been working with the oil and gas industry so she has a slant towards them. Do we then bring in a speaker to talk for the other aspect?

Director Fletcher asked when does this stop. Mr. Fletcher is not against the speakers coming in, but when do we stop paying people to come in? Mr. Fletcher stated that he feels the Board needs to stay neutral, if people want the information, they can do the research.

Director Schmela stated that Ms. Wright puts the scientific events into laymen terms.

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

ADJOURNMENT

The Board of Directors adjourned the meeting at 11:48 am to handle covenant hearings.

CALL TO ORDER

The Board of Directors called the meeting to order at 12:40 pm.

NEW BUSINESS

2010 Final Audit: A motion was made by Director Arrington and seconded by Director Sheppelman to approve the Final Audit. The motion carried unanimously.

501 (c) 4 vs 1120 Tax Filing Discussion: Director Lammey explained that it might be well advised to change our tax status to 501 (c) 4. This status will make us eligible for grants and we would also be tax exempt on all funds received. Director Lammey stated that we may need to hire a tax attorney to research the issue. Our auditor stated this process could take a couple of years to finalize. Director Lammey explained that the highest estimated cost received is \$11,000.

Director Shepherd offered to have the committee do some research on the 501 (c) 4 tax status and come back to the Board in July. The Board agreed.

2011 Goals: Director Lammey stated that the Board needs to see more updates for the committees on our 2011 goals.

Checking Account Signatures: Mr. Rippy explained to the Board that the management company would like to add Mr. Rippy to the Alpine Bank signature cards for signing checks. All checks will still need two signatures to be valid.

A motion was made by Director McCurdy and seconded by Director Arrington to add Steve Rippy to the Alpine Bank signature cards as a check signer, in emergency situations. The motion carried unanimously.

ADJOURNMENT

A motion was made and carried to adjourn at 1:15 pm.