

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

APPROVED

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

OWNERS OPEN FORUM

None

CALL TO ORDER

Director Lammey called the meeting to order at 9:05 am. Director Lammey noted that he would like to excuse Directors Koning, Hill, Rayne, Schmela and Hoy.

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 Battlement Mesa Metropolitan District.

Director Davidson disclosed that his company bid on the weed mitigation contract.

Director Fletcher disclosed that his son attends the daycare center which will be discussed today.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Davidson to approve the June 21, 2011 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORTS

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

COMMITTEE REPORTS

Finance Committee: Director Shepherd reported that there are three different tax classifications which BMSA could potentially use. The current method is Form 1120. The highest tax payable on interest with this method is 35%. This method is a corporate return which is easy to complete.

The next method is Form 1120H. This method is specifically designed for home owners associations. The highest tax payable on interest with this method is 30%. This is also an easy form to complete.

The last method is Form 990. This method is for non-profit 501 (c) 4 social organizations. If we change our tax status to this method, the Antero funds will not be taxed if the funds are used, specifically, for the purpose stated. This is a fully non-profit tax status. This application is very long and detailed. The approval process could take a year or more. The filing process is expensive, but it is a one time filing.

Director Shepherd reported that he is meeting with the tax attorney and our CPA to review these methods.

Director Arrington stated that with the 501 (c) 4 status, BMSA can not spend any money on private property.

Director Shepherd will report back to the Board at the next meeting.

Director Shepherd reported that Battlement Mesa Metropolitan District is managing BMSA's financials very well.

Architectural/Covenant Committee: Director Lammey reported that Mitch Teaney at 162 Boulder Ridge Drive has not re-seeded part of his lot. We may need to set a hearing date to discuss this issue.

Director Sheppelman stated that when he did the final architectural inspection at 162 Boulder Ridge Drive the area from the rock wall to the fence was seeded but not sure if the area was getting watered. The area behind the fence was not inspected.

Director Sheppelman stated that according the landscape plan, everything was completed. Director Sheppelman stated that after the approval of the final inspection of the landscaping, he did request for the fines to be ceased.

Director Lammey stated that he would like to research the documents in the file with Mr. Rippy and move forward with the hearing if necessary.

Director Lammey reported that in June we mailed a total of 115 covenant letters. This is down from June 2010. To date we have mailed 567 letters.

Oil & Gas Committee: No report given.

Parks/Open Space/Trails Committee: Dave Devanney reported that Phase 1 of the library trail is complete. The committee has asked Garfield County to install reflectors on the new fence. Mr. Devanney stated that the contractor did a good job.

Mr. Rippy reported that Martinez Western Constructors is doing the cross over on Battlement Parkway to connect the existing trails to the library trail.

Mr. Devanney reported that the contract with John & Jody Lyons for phase 2 of the trail has been completed and signed.

Mr. Devanney reported that the committee is in the process of discussing easements for the new proposed trail along Spencer parkway. The committee would like to get this trail completed by the end of this summer.

Mr. Rippy reported that phase 2 of the library trail will be built with concrete.

Planning Committee: Director Fletcher reported the committee had not met. They are trying to schedule a meeting for the next couple of weeks.

Public & Community Relations Committee: Director Lammey reported that the new website is moving forward. The domain name has been secured and they are working on a design concept.

Director Lammey reported that the committee is still working on the public television station through Comcast. There was a suggestion to have a discussion with Garfield County regarding funding.

Director Lammey reported that the last meeting for the rack card project was cancelled. The next meeting is a workshop in August to work on the regional project.

Public Works Committee: Director Sheppelman reported that the committee met the week of July 11th.

Director Sheppelman reported that the committee met with Jim Coombs from the Grand River Hospital District regarding a heliport being built next to their property along Spencer Parkway. Mr. Coombs stated that they have no plans to build that facility anytime soon. The committee is looking at other temporary locations.

Director Sheppelman reported that the next meeting is scheduled for October 2011.

Director Lammey stated that Mr. Coombs seemed to have some concerns regarding regulations for the heliport, but they seemed somewhat supportive.

A motion was made by Director McCurdy and seconded by Director Davidson to appoint Richard Deussen to the Public Works Committee. The motion carried unanimously.

Associated Governments of Northwest Colorado: Director Lammey reported that the next scheduled meeting is for July 22, 2011 in Steamboat Springs. Director Lammey will not be attending this meeting due to scheduling conflicts.

Director Lammey reported that Mike Sampson is giving his quarterly report on Economic development on July 25, 2011 in Rifle at 10 am.

Mountain Lawn Proposal: Mr. Rippy reported that he has received a proposal from Mountain Lawn regarding fire/weed mitigation. Mr. Rippy stated that Mountain Lawn will map and spray any areas where there are concerns of noxious weeds.

A motion was made by Director McCurdy and seconded by Director Shepherd to have Mountain Lawn map and spray any areas where there are concerns of noxious weeds by the end of 2011, and also to appoint Mr. Rippy as the contact person for BMSA. The motion carried. Director Davidson abstained.

NEW BUSINESS

Daycare center moving from 54 Rosewood Way to 55 Rosewood Way

A motion was made by Director McCurdy and seconded by Director Shepherd to approve the daycare center at 55 Rosewood Way. The motion carried. Director Fletcher abstained.

MANAGER REPORT

Mr. Rippy reported that during the past month additional repairs have been completed on fences along Monument Creek Trail.

Mr. Rippy reported that the third mowing of the right-of-ways was completed. We will continue to monitor in the event a fourth mowing is necessary.

Mr. Rippy reported that the agreement to convey the trail easement to the BMSA has been signed by John and Jody Lyons. Garfield County will be doing a final walk through on phase 1 of the trail.

Mr. Rippy reported that he met with Ryan Hill, Foreman, with Martinez Western Constructors to review the bid proposal for phase 2 of the library trail. A contract has been prepared. Our attorneys are reviewing the contract. Once the contract is approved and signed, construction will begin soon.

Mr. Rippy reported that BMSA received over \$9,000 from our insurance provider for replacement of the two street lights, located in the median of West Battlement Parkway. The claim for the third light, in Willow Creek Village, is still in process.

Mr. Rippy reported that Garfield County has completed a drainage improvement project on Thunderburg Trail that corrected a significant drainage problem.

Mr. Rippy reported that Eric Short will be mowing along the trail which borders the golf course starting at the apartments and extending to the water fall area.

Mr. Rippy reported that he is getting a bid from another company regarding the reserve fund study. Mr. Rippy will report back to the Board in August.

Mr. Rippy reported that he is working with our attorney regarding the front yard parking definitions and the issue of brush and limbs overhanging into streets.

Director Lay stated that they have repainted signs at the Saddleback Center and at the Plaza. The colors are the same as what was there before.

Director Lammey stated that there are a number of bollards that need painted. Most of them are around phone equipment, etc.

Director Lay stated that there is some graffiti problems near the apartments on the bike path near the 7th hole.

Director Lay stated that there are no trash cans along the path from the apartments to the waterfall. To help with littering, BMSA should consider purchasing a some to install along the path.

A motion was made by Director Fletcher and seconded by Director Lay to purchase 5 trash cans and install them along the path from the apartments to the waterfall. The motion carried. Director Sheppelman abstained.

DEVELOPER REPORT

Director Lay reported that the True Value opened on July 11, 2011. The store seems to be doing well. There is a grand opening scheduled for August 27, 2011.

Director Lay reported that there is not a coffee talk meeting scheduled for July. The next coffee talk meeting is scheduled for August 24, 2011.

Director Lay reported that the 19th Hole Bar and Grill is also doing well under the new management company.

Director Lay reported that the face lift of the Saddleback Center and the Plaza is complete. The roof at the Plaza will be painted in 2012.

Director Lay reported that they planted about \$10,000 worth of vegetation at the Plaza and the apartments.

OTHER BUSINESS

Director Arrington stated that BMSA should hold a ribbon cutting for the new library trail. It was agreed to have a ribbon cutting after the entire trail is completed.

ADJOURNMENT

A motion was made and carried to adjourn the meeting at 10:57 am.