

BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 20, 2010

Present:	Sara McCurdy	Vice President
	John Shepherd	Secretary
	Gordon Elliott	Director
	Bob Arrington	Director
	Jeff Hill	Director
	Jay Haygood	Director
	Keith Sheppelman	Director
	Jonathan Lay	Director
	Frank Oakley	Director
Excused Absence:	Keith Lammey	President
	Mike Stiers	Director
	Eric Schmela	Director
Also Present:	Steve Rippy	District Manager
	Amie Martin	Administrative Assistant
	Eric Short	Baker & Associates
Community Members Present:		
	Ron Galterio	Janet Cross
	Dave Devanney	Lynn Shore

APPROVED

**OWNERS OPEN FORUM**

Janet Cross lives at 177 Sagemont Circle in Monument Creek Village. Mrs. Cross explained that her husband works for the Post Office and a delivery of honey bees came in for 62 Sagemont Circle. Since the bees arrived, her property is overwhelmed with bees. Her husband spoke to the owner of 62 Sagemont Circle; a couple of days ago, and the owner told him he was moving the bees to Morrisania Mesa. Mrs. Cross explained that as of today the bees have not been moved. The Board of Directors instructed Mr. Rippy to call the owner and also send a letter explaining the 8.17 covenant violation.

Ron Galterio, resident of Canyon View and also co-chair of the Battlement Mesa Concerned Citizens informed the Board that there has been odor complaints from residents in Canyon View, Valley View, Stone Ridge, Tamarisk Meadows and Tamarisk Village. He went on to explain that the strong noxious fumes seem to be coming from the Antero pad on the Watson Ranch. Garfield County Oil & Gas Department asked Mr. Galterio to arrange a community meeting. The meeting is scheduled for Wednesday, July 21, 2010 at 2pm at the BMAC. Mr. Galterio went on to explain that the fumes have been a problem for about a month but have been getting worse over the last couple of weeks. The odor seems to be much worse at night.

Dave Devanney explained to the Board that use of audio equipment would be very helpful to attendees of the meetings. It is very hard for people to hear what is being discussed.

Janet Cross asked if BMSA is doing anything about the unsightly yards of foreclosure properties. The Board explained to Mrs. Cross they would discuss this problem later in the meeting.

**CALL TO ORDER**

Director McCurdy called the meeting to order at 10:20 am.

## **APPROVAL OF MINUTES**

A motion was made by Director Haygood and seconded by Director Hill to approve the June 14, 2010 minutes with a correction; the motion carried unanimously.

## **FINANCIAL REPORTS**

A motion was made by Director Haygood and seconded by Director Hill to approve the June 2010 financials as presented, subject to audit. The motion carried unanimously.

## **COMMITTEE REPORTS**

**Finance Committee:** Director Shepherd stated that he is still looking for another member. Currently the committee members are: Anne Brosius, Bob Prendergast, Bob Arrington, and himself.

**Architectural Committee:** Director McCurdy stated that there are no new building submittals for Battlement Mesa. Director Hill stated that there is a weed problem coming from weeds that are growing on Battlement Mesa Company properties. Director Elliott explained that the open space area by Battlement Creek Village and Fairways Drive and the Reserve, the corner lot has not been mowed. Mr. Rippy stated that he is not aware of all the open spaces that BMSA is responsible to maintain. Mr. Rippy went on to explain that he has hired Buddy Rogers to mow and trim the un-irrigated areas. Mr. Rogers should be out next week to complete them. Mr. Rippy explained that the contract with Baker & Associates is only for irrigated areas. Mr. Rippy stated he would like to have a new contract for open space and right-of-ways mowing and trimming. Director Haygood and Director Elliott stated that we are paying a lot of money to maintain property that is not BMSA's.

**Oil & Gas Committee:** Director Haygood informed the Board that Bill Nelson resigned from the Oil & Gas Committee. The committee members are Chuck Hall, Lynn Shore, Frances Rose, Don Mumma, Jay Haygood and Mary Ellen Denomy. The Board instructed Director Haygood to make contact with all current committee members to confirm their status on the committee.

**Public & Community Relations Committee:** Director McCurdy informed the Board that Susan Elliott agreed to be on the committee. Director Elliott asked when would the Battlement Mesa sign on I70 east of Battlement Mesa be returned to a Battlement Mesa sign instead of a political sign? Director Lay stated that once the election is over it would return to a Battlement Mesa sign.

**Public Works:** Director Sheppelman informed the Board that Garfield County has contracted with BMMD to sweep Garfield County streets in Battlement Mesa. He hopes to complete the sweeping in the next couple of weeks.

**Planning Committee:** Director Elliott explained to the Board that in 2006 a Memorandum of Understanding was created between BMSA and BMMD. Director Elliott stated that the Board is remiss with not meeting with BMMD to discuss what the status is of each entity. Director Elliott stated that Lynn Shore had approached him regarding the MOU and what is happening with BMSA. A motion was made by Director Elliott and seconded by Director Hill to direct Director Lammey to contact Lynn Shore to discuss the role of BMSA and BMMD in the MOU and decide if it needs to continue. The motion carried unanimously.

**Parks/Open Space/Trails Committee:** This committee includes Jonathan Lay, Dave Devanney, Sandy Getter, CE Lear, Belinda Rogers and Kyle Grambley. Mr. Devanney explained that the committee had a meeting on July 14, 2010 with himself, Belinda Rogers and Steve Rippy attending. Mr. Devanney went on to explain that Garfield County has committed an additional \$315,000 to the library trail. In total Garfield County has committed \$615,000. The initial funds would be used to fund phase 1 of the project. Phase 1 is from the Colorado River Bridge to County Road 300 up to the Lyons' property. Mr. Devanney stated that the county is starting the bid process. Phase 2 is the portion of the trail that goes across the Lyons' property. Mr. Devanney asked if BMSA could possibly fund phase 2 of the trail? Director Elliott asked what would it cost to go across the Lyons' property? Mr. Rippy stated that it could possibly cost between \$200,000 and \$250,000. Mr. Rippy will check into any possibility of getting a grant.

Director Elliott asked who is maintaining the walking paths and benches along the golf course? Eric Short, Baker & Associates, stated that his employees did some of the trail. They do not have a contract for that area. Director Hill stated that the bushes are hanging over the path. Director Arrington stated that the weeds growing in the cracks of the path might need to be sprayed instead of cut to avoid damage to the paths. Director Elliott and Mr. Rippy will inspect the path to see what needs to be done.

**Associated Governments of Northwest Colorado:** Director Haygood presented the Board with a plaque from American Shale Oil LLC. He went on to explain that AMSO is one of three experimental endeavors going on in the Piceance Basin.

#### **MANAGER REPORT**

Mr. Rippy reported that 56 old street signs were replaced in the month of June. In addition, twelve wooden signposts were replaced. The majority of the signs were replaced in Monument Creek, Saddleback and Tamarisk Villages. Sixty-seven additional signs have been ordered and we hope to have these installed by August 1<sup>st</sup>.

Mr. Rippy stated that Garfield County began the process of replacing the traffic enforcement signage on the Battlement Parkway on July 12<sup>th</sup>.

Mr. Rippy explained that we replaced sixteen fence pickets vandalized in the Tamarisk parks area and eight pickets damaged along Monument Creek Trail.

Mr. Rippy informed the Board that one of the park benches in the Tamarisk park area was recently vandalized. Ken Locker was hired to repair the bench on July 14<sup>th</sup>.

Mr. Rippy stated that the mowing of the open space areas began on July 8<sup>th</sup> and was completed on July 10<sup>th</sup>. He explained that he was not aware that these areas were maintained by BMSA until he began receiving calls and e-mails from adjacent homeowners and/or Board members. He met with Buddy Rogers and toured the PUD so that he could identify the areas he had previously contracted to mow. Mr. Rippy stated that he has completed a maintenance map that highlights all of the maintained areas for future reference.

Mr. Rippy explained that he met with Jeff Nelson to have the library trail broken down into two phases in an effort to get action moving forward on the project. Mr. Rippy confirmed with Jeff Nelson that the additional \$315,000 would be used for Phase 1 of the library trail. Phase 1 is the section from the bridge to the Lyons' property. Phase 2 is the section of trail that crosses the Lyons' property. Mr. Rippy also explained that he met with Garfield County Attorney, Don Deford, to discuss the easement and construction agreements concerning the section of trail that crosses the Lyons' property. Based upon these discussions and previous discussions with the Lyons', Mr. Rippy believes the BMSA should consider participating in the development of the trail through the Lyons' property.

Director Arrington asked if the end of the medians should be painted instead of having the marker posts installed? Mr. Rippy stated he would talk with Garfield County Road and Bridge on the issue. The reason for the posts is for snow plowing and nighttime delineation.

#### **DEVELOPER REPORT**

Director Lay informed the Board that there is a Block Party at the town center. It is scheduled for August 6, 2010 from 10:00 am to 2:00 pm

#### **OLD BUSINESS**

Director Elliott stated he would like to schedule the community meeting for Battlement Creek Village and The Reserve. Director Elliott gave a few dates that would work for the joint village meeting. Director Oakley cannot hold Monument Creek Village community meeting until the 1<sup>st</sup> or 2<sup>nd</sup> week of October.

Director Shepherd asked what the status was of the House Bill 1041 designation for Battlement Mesa? Director Arrington explained that the Garfield County Planning department wrote a negative report on the 1041. The Garfield County Commissioners appointed the Garfield County Attorney and the BCC attorney to work on the request. Mr. Devanney stated that one of the County legal department issues was that the 1041 is for a new community and Battlement Mesa is not a new community. Mr. Devanney also explained that when Battlement Mesa was developed there was gas drilling planned for the PUD.

#### **NEW BUSINESS**

**Adopt Resolution for Excess Income Applied Towards Subsequent Year's Expenditures and Adopt Resolution for Capital Contributions:** The Board directed the management company to have the Resolutions posted and put onto BMSA's website.

**Committee Appointments:** A motion was made by Director Arrington and seconded by Director Sheppelman to appoint Susan Elliott to the Public & Community Relations Committee. The motion carried with Gordon Elliott abstaining.

#### **ADJOURN**

A motion was made and carried to adjourn the meeting at 12:12 pm.