

**APPROVED**

BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 16, 2011

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

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Lammey called the meeting to order at 9:06 am. Director Lammey noted that he would like to excuse Directors Fletcher, Hoy and Davidson.

**DISCLOSURE OF CONFLICTS**

Director Lammey disclosed that a company he owns is under contract with the BMSA to provide covenant protection services.

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.

**APPROVAL OF MINUTES**

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

**FINANCIAL REPORTS**

A motion was made by Director Hill and seconded by Director McCurdy to approve the July 31, 2011 financials, subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

**Finance Committee:** Director Shepherd reported that Sandy Yeager has done a very good job with the reports for the 501 (c) 4 application processes.

Director Lammey stated that Director Shepherd and Ms. Yeager are doing a lot of work on the 501 (c) 4 application processes.

**Architectural/Covenant Committee:** Director Sheppelman reported that the committee is working on covenant language. There are no applications for new building.

Director Lammey reported that the Grand Valley Fire Protection District has been approved to install an electronic sign at the new fire station. The sign can be used to display community events.

Director Lammey reported that there were 106 covenant letters mailed in July 2011. There have been a total of 673 letters mail for the year.

**Oil & Gas committee:** Chuck Hall reported that the latest meeting was cancelled because there was not a quorum. Mr. Hall reported that employees of Encana will be attending the next O&G committee meeting in September.

Mr. Hall reported that Antero has not filed paperwork with the COGCC. They plan to file in September 2011. Mr. Hall reported that there will probably not be any approval until after January 1, 2012.

Director Schmela stated that he will keep the Board informed of Antero's filing process.

**Parks/Open Space/Trails Committee:** Director Lay reported that the previous meeting has been re-scheduled.

Director Lammey stated that the POST Committee has been very busy with the Library Trail and expansion of the existing trail system. Therefore, he would like to assign the new community park to the Planning Committee so that it could receive increased attention.

Director Hill stated that the new park is a very important project for the community and we need to make progress on it.

Director Schmela stated that he and Director Fletcher are very interested in beginning the planning of the new park.

Director Lay stated that the committee is currently very focused on trails. Director Lay would like the Board to delegate to the committee which projects they see as priorities. Director Lay stated that the Board needs to provide feedback to the committee regarding the possible new trail along Spencer Parkway.

Mr. Rippy explained that the reserve funds for trails can be used to build new trails.

Director Hill stated that he supports building new trails, but we need to maintain our existing trail system before building a new trail.

Director Shepherd stated that a lot of our existing trails need maintenance.

Mr. Rippy stated that there is \$52,000 in reserves available for trails in 2011, as there has not been any money spent yet this year.

Mr. Rippy stated that he will meet with an asphalt company to walk the trails to decide the best application to repair damaged trails.

Director Lay stated that the trails around the apartments and the trail by the old Kum & Go seem to be the most used trails.

**Planning Committee:** Director Schmela reported that the committee has not met. Director Schmela stated that he is very excited about working on the new park.

**Public & Community Relations Committee:** Director Lamme reported that the committee is working on the RACK card project and they have ordered four display cases.

Director Lamme reported that the committee is also working on the new website. The format is complete and they are working on the design. The site map has also been developed. Director Lamme reported that the project is on target to be up and running in mid October.

Director Lamme reported that the committee has not worked on the Channel 50 project.

Director Hill complimented Director Lamme on his article in the Grand Valley Echo.

**Public Works:** Director Sheppelman stated that he has asked Mr. Rippe to contact Garfield County regarding the clean up of the intersection at the water fall.

Director Sheppelman reported that the next meeting is scheduled for October where they will discuss the emergency heli-port.

Director Lamme stated that he has noticed on the light poles that there is an area to install flags. This may be a way to notify our community of upcoming events.

Director Lay stated that because of the wind the flags deteriorate quickly.

**Associated Governments of Northwest Colorado:** No report.

**MANAGER REPORT**

Mr. Rippe reported that the work on phase 2 of the library trail will begin on Monday, August 22, 2011. The contractor is expecting to have it completed in four weeks.

Mr. Rippe reported that the right of ways and open spaces were mowed again the first week of August. This is the fourth mowing of the right of ways and second on the open spaces.

Mr. Rippe reported that the painting contractor began re-painting the village signs on August 11<sup>th</sup>. In addition to the village signs he is also painting the similar wooden directional signs.

Mr. Rippe reported that the painting of the phone pedestal protection barriers is nearly complete.

Mr. Rippe reported that the contractor has completed the mowing of the bike trail from the apartments to the waterfall. This is the first time this area has been mowed this year. Mr. Rippe has asked the contractor to add the trail to the maintenance contract for the open spaces and right of ways next year so more attention is given to the trail.

Mr. Rippe reported that the street light that was destroyed by a car in Willow Creek Village has been replaced. The two street lights that were destroyed in the median of West Battlement Parkway will be replaced the week of August 22<sup>nd</sup>.

Mr. Rippe reported that the 2<sup>nd</sup> street sweeping has been completed.

Mr. Rippe reported that the account balance for the wildfire project is about \$13,000.

Mr. Rippe reported that the light deflectors that were installed on the light near Eagle's Point, has only modestly helped deflect light from Mr. Stockton's home. Mr. Stockton is willing to pay for some outside deflectors for the light. Mr. Rippe will contact Frontier Electric regarding the outside deflectors.

Mr. Rippy stated that he will have the trail repaired near Queen City Circle that has the tree stump growing in it.

Mr. Rippy stated that he has received two bids on the reserve fund study. Advanced Reserve Solutions Inc's bid was \$3,400 and Aspen Reserve Specialties bid was \$4,650. Mr. Rippy stated that he was impressed with Aspen Reserve Specialties. Mr. Rippy has not received a bid from Bourne Engineering but is expecting it soon.

A motion was made by Director McCurdy and seconded by Director Hill to have Mr. Rippy choose a contractor for the reserve study and the study is not to exceed \$6,000. The motion carried unanimously.

Mr. Rippy stated that he spoke to our attorney regarding the covenant language change regarding parking, vegetation overhang and wind turbines. The attorney stated that we do need to hold a delegate meeting. Mr. Rippy will get the information together so the delegate meeting can be held before the regular Board meeting in September.

#### **DEVELOPER REPORT**

Director Schmela reported that there were RVs etc broken into at the RV storage area. They have discussed installing cameras, but the cost is extremely high.

Director Schmela reported that the apartments are in the process of being painted. Also, Garfield County has vacated the apartments that they were using for flood victims that were displaced from their homes from flooding.

Director Schmela reported that Colorado Parks and Wildlife and the Colorado Mule Deer Association along with the Bureau of Land Management, private landowners, Williams, Encana, Antero and Noble are launching a new cooperative project aimed at improving mule deer and elk habitat in the Parachute area. Basically, non native sagebrush will be removed and native grasses planted.

Director Schmela reported that Clark's Market had its biggest sales volume this past weekend.

Director Schmela reported that they have installed new signs on the sign coming up the hill from Parachute. The signs included business advertisements.

Director Schmela stated that he would like to discuss the deeding of the open spaces in the Saddleback Village area at the September meeting.

Director Schmela reported that the grand opening for the True Value is scheduled for August 27, 2011.

Director Schmela reported that Battlement Mesa Partners is going to be donating the golf course to the Common Ground Group on October 1, 2011 for an annual Community Golf Classic. All proceeds will be donated to BMSA for the building of the new park.

Director Schmela reported that the pump at the water fall is broken. It is about a \$1,000 repair. Director Schmela stated that they are not going to be replacing it this year.

Director Lay stated that the water fall has two, 10 horse water pumps that are very expensive to maintain. We may want to look into replacing the water fall with a different kind of water feature, or removing it completely.

Director Lay stated that the property owned by John Elmer on the County Road leading to Battlement Mesa is in the foreclosure process. This may be a property the BMSA may want to purchase to give Battlement Mesa a sense of arrival.

Director Lay reported that the next Coffee Talk is schedule for August 24, 2011.

Director Lay reported that Battlement Mesa Partners has signed a three year lease with Rapid Hot Flow. They are moving into the space that Metcalf Excavation vacated.

Director Lay reported that they are working on giving a face lift to 9 more signs.

#### **OLD BUSINESS**

Director Koning stated that they have finished the first "Movies under the Stars", and stated that the response to the films was very good. BMSA should consider sponsoring one of the movie nights next season.

Director Koning stated that BMAC is working on an indoor movie, hors d'oeuvres and drinks for adults sometime this winter.

#### **NEW BUSINESS**

**Trash Collection Services:** Mr. Rippy reported that he had a discussion with Gerald Cook from Dependable Waste Services. Because of high landfill and fuel costs, Mr. Cook is going to start billing customers for the disposal of extra trash that is not in the provided can. Historically, Mr. Cook has been doing this without charging the customers.

**National Night Out:** Director Lammey reported that this years "National Night Out" was probably the best they have ever had. Director Lammey stated that possibly BMSA could have a booth next year. Sheriff Lou Vallerio stated that the Garfield County Sheriffs office pays for the entire event.

#### **OTHER BUSINESS**

Director Schmela asked if the money raised at the Battlement Mesa Community Golf Classic could be donated to BMSA?

Mr. Rippy stated that it could be donated, but it would probably be taxed.

Director Lay stated that there was an article in the Grand Valley Echo which states that the average age of Battlement Mesa is 35. We need to find out how to reach out to this age group.

Director Lammey stated that the new electronic sign at the Grand Valley Fire Protection District is going to open up communication with the public. BMSA may want to consider budgeting funds to install an electric sign.

Director Lammey stated that the new website will be more interactive. The plan is to have an area on the website where people can report covenant violations. We need to use the website to communicate with the community.

Director Lammey stated that in addition to the current committees, maybe we need to have an activities committee. This could be a way for the community to feel more connected.

#### **ADJOURNMENT**

A motion was made and carried to adjourn the meeting at 11:02 am.