

APPROVED

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 17, 2010

Present:	Keith Lammey	President
	Sara McCurdy	Vice President
	John Shepherd	Secretary
	Mike Stiers	Director
	Bob Arrington	Director
	Jay Haygood	Director
	Gordon Elliott	Director
	Keith Sheppelman	Director
	Jeff Hill	Director
	Frank Oakley	Director
	Jonathan Lay	Director
Excused Absence:	Eric Schmela	Director
Also Present:	Steve Rippy	Association Manager
	Sandy Yeager	Accounting Manager
	Amie Martin	Administrative Assistant
Community Members Present:	Larry Soderberg	Sandy Getter
	Ron Galterio	CE Lear
	Bruce Knuth	

OWNERS OPEN FORUM

Sandy Getter from The Reserve stated that the mowing of vacant lots is very poor this year. There are bushes hanging over into streets, which could cause traffic problems. Ms. Getter stated that if possible in 2011 maybe a committee could handle the problem. Director Elliott agreed that it is a problem and that BMSA needs to come up with a uniform mowing guide for all of Battlement Mesa. Director Lammey stated that there are quite a few letters going out this week about this situation.

CALL TO ORDER

Director Lammey called the meeting to order at 10:13am.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Sheppelman to approve the July 20, 2010 minutes with corrections; the motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Stiers and seconded by Director Arrington to approve the July 2010 financials, subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: No report given.

Architectural Committee: Director Lammey explained that the trashcan violations are down, but the maintenance issues are up.

Bruce Knuth handed out a report regarding play structures. Play structures are not permanent structures and therefore, are not under the covenant document 8.8 (b). Mr. Knuth explained, that the Architectural Committee would still need to review the play structures for looks, the location of the structure on the property and how it will impact neighbors. Mr. Knuth stated that he would like the Board to allow the Architectural Committee to research language and definitions of play structures and recreation equipment. Mr. Knuth and Bob Arrington stated that if the equipment has been installed for longer than one year, it is grand fathered in.

Mr. Knuth also stated that Lecia Hill in Monument Creek Village would like to be part of the Architectural Committee. Mr. Knuth explained that he would recommend her.

Oil & Gas Committee: No report given. Mr. Lammey stated that he would email the report out to all Board members.

Director Haygood stated that he spoke to all current Oil & Gas Committee members except Mary Ellen Denomy. The committee has not chosen a new chairman for the committee. Director Lammey will speak to Chuck Hall regarding the new chair. Director Haygood explained that John Black from Antero Resources gave a presentation addressing the odor problem. Antero will be getting a photo ionization detector to pinpoint the problem of the odors. Colorado Oil & Gas did issue a violation for the odors.

Director Shepherd stated that he has not smelled the odors since the violation was given. He stated, that we might need to be aggressive with Antero about the odor since this is the first of many wells they will be drilling.

Public & Community Relation Committee: No report given.

Public Works: Director Sheppelman thanked BMMD for getting the signs and posts replaced quickly.

Director Shepherd stated that he has received complaints about the intersection at the waterfall. Mr. Rippy stated that he would contact Garfield County to see if a water truck could be brought in to wash the intersection down.

Mr. Rippy explained that, in Willow Creek Village, there is a post that holds three mailboxes that has deteriorated and needs to be replace. Mr. Rippy asked the Board if this is BMSA's responsibility? The Board agreed that the homeowner's need to replace their mailbox posts.

Planning Committee: The committee met on August 10, 2010. The committee discussed the charter and what the committee should focus on. Director Schmela reviewed Battlement Mesa Company's development plan. The next meeting is scheduled for Tuesday, August 31, 2010.

Director Lammey stated that he has a person who is interested in the planning committee.

Parks/Open Space/Trails Committee: CE Lear explained to the Board that the library trail starts at Battlement Parkway goes through the Lyons property and over the Colorado River Bridge. The committee would like to get this process completed.

Director Lammey stated that Garfield County was putting phase #1 out to bid. Phase #2, which is across the Lyons' property, needs an easement completed.

Mr. Rippe explained that the library trail is key to both Battlement Mesa and Parachute. Garfield County has done their part to get the trail started. Mr. Rippe explained that he believes it is BMSA's turn to do their part. Mr. Rippe would like the BMSA Board to authorize funds and get the trail built.

A motion was made by Director Elliott and seconded by Director Arrington to earmark up to \$250,000 of BMSA trails reserve fund for our share of the library trail, and obtain an easement from the Lyons' for use of their property, the motion carried unanimously.

Mr. Rippe stated that this trail could be completed in 2010. With discussions he has had with the Lyons', they may want to deed the property to BMSA instead of an easement.

Director Haygood stated that using funds from the trails reserve account could affect the 2015 project to overlay the trails.

Director Lammey stated that if we maintain the trails, they would last indefinitely.

Director Elliott stated that possibly some of the Antero funds could be used for trails instead of other projects.

CE Lear stated that he rode all the trails on his bicycle and there are many of them with cracks that need to be sprayed for weeds.

Director Elliott stated that Rodney Hollensdaleworth in the probation department for Garfield County has a work release program called the "weekender" that we may be able to utilize for some of the trail maintenance.

The committee will check into the program.

Director Lammey stated that there have been quite a few motorized vehicles on the trails. He would like the committee to look into re-installing signs on the trails notifying people of the rules.

Associated Governments of Northwest Colorado: Director Haygood explained that the next meeting is scheduled for September.

Director Arrington stated, that the JAC should stay together to discuss if a Special District is in alternative to incorporation.

Director Elliott stated that the planning committee should take over the responsibilities of the JAC, since BMMD has been asked to assign a Board member to the committee.

Mr. Rippe explained that the JAC would not go away. If BMSA and BMMD need to get together, then the JAC can come together again.

MANAGER REPORT

Mr. Rippe reported that Garfield County has installed new street signs and posts throughout Battlement Mesa. He will contact them to remind them about installing a Truck Route sign at the waterfall and possibly some jake brake signs.

Mr. Rippe reported that we are continuing to replace fence pickets in the parks due to vandalism. Mr. Rippe informed the Board that we would be over budget for fence repairs for 2010. He would like to continue making the fence repairs with the Board understanding that we will be over budget.

Mr. Rippy reported that BMMD has completed the street sweeping on Garfield County streets

Mr. Rippy stated that B & B Tree Service removed a dead pine tree in the green belt along Monument Trail and also a tree that had been blown down in the little park.

Mr. Rippy reported that Ken Locker would be painting some benches.

Mr. Rippy reported that the flags should to be replaced. The first set of flags was installed prior to Memorial Day.

A motion was made by Gordon Elliott and seconded by Mike Stiers to replace the current flags as is, and to get a cost of the Battlement Mesa flag, the motion carried unanimously.

DEVELOPER REPORT

Director Lay reported that there was fire at one of Battlement Mesa Company's properties over the weekend.

Director Lay also stated that the block party went very well. Approximately \$1,200 was made for books for the school district.

Director Elliott stated that there is really no way to notify the community of scheduled events. BMSA should discuss installing an event sign in Battlement Mesa.

Director Lay stated that BMC has been discussing this issue, and are willing to work on this project. It will probably not happen in 2010.

Director Lammey stated that it would cost between \$25,000 and \$35,000 to install signs. This may be something we should put in the budget for 2011.

Director Elliott stated that we could possibly talk to the school district, BMMD, fire district, etc to help fund the electronic signs.

The Board agreed to give this item to the Public Relations Committee.

OLD BUSINESS

Resolutions: A motion was made by Director McCurdy and seconded by Director Hill to adopt the Excess Income Applied towards Subsequent Year's Expenditures Resolution and Capital Contributions Resolution, the motion carried unanimously.

Director Elliott informed the Board that the annual village meeting for Battlement Creek Village and The Reserve has been scheduled for September 16, 2010 at 7pm at the BMAC. He has mailed letters to his village to notify them of the upcoming meeting.

A motion was made by Director Arrington and seconded by Director Haygood to update the Action Item list and include it in the monthly Board packets, the motion carried unanimously.

Director Shepherd stated that he has spoken to two CPA's that say the Antero funds are taxable. He is checking with the tax institute on the issue also.

NEW BUSINESS

Open Space-Common Area- Park Deeding & Maintenance: Director Lammey stated that he received a email from Director Schmela stating that some of the "open spaces" within village could be transferred easily. Schmueser, Gordon, Meyer stated that it appears that the transfer of ownership of the big park can be done quickly.

Director Haygood asked if BMSA wants this property? It is surrounded by BMC property.

Director Elliott stated that we need a workshop to discuss the owner transfer of open space.

Director Lammey agreed that it is a complex issue and a workshop would be beneficial. He asked Board members to email their questions to Mr. Rippy before the workshop. The workshop is scheduled for September 13, 2010 at 10am at the BMAC. The Board would like the Parks/Open Space/Trails Committee to attend the workshop.

Committee Appointments: A motion was made by Director Elliott and seconded by Director Arrington to appoint Lecia Hill to the Architectural Committee, Jim Warren to the Public & Community Relations Committee and Jason Fletcher to the Planning Committee. The motion carried unanimously.

BMMD Management Evaluation: Director Lammey stated that the communication with all entities has improved. The communication with Garfield County is much better. The management of the collection of dues etc is much better, response to Board requests and financial reports are better. Kristen and Amie are doing very well with customer service.

Director Hill stated that Mr. Rippy is an asset to BMSA and BMMD. What, as a Board, could they do better?

Mr. Rippy stated that we should stay focused and be realistic that issues take time to resolve and we need to stay on task.

Director Elliott stated that there really was no communication between the BMSA and BMMD. We have developed contact points that are helping better our community.

OTHER BUSINESS

Director Lammey stated that he has had conversations with Director Schmela about the Tamarisk Village sign. Director Schmela is frustrated also. Director Lammey asked the Board if BMSA should just replace the sign as is, or hire a designer for a new sign?

A motion was made by Director Elliott and seconded by Director Stiers to replace the Tamarisk Village sign with the current design construction immediately, and assign the study of overall signage to the planning committee. Director Haygood opposed. The motion carried.

Director Lammey stated that the next community speaks meeting is August 19, 2010 at the Golf Course at 5:30 pm.

ADJOURNMENT

A motion was made and carried to adjourn the meeting at 1:14 pm.