

APPROVED

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 20, 2011

Present:	Keith Lammey Sara McCurdy John Shepherd Dora Rayne Laurel Koning Eric Schmela Bob Arrington Jeff Hill Jonathan Lay Keith Sheppelman Jason Fletcher Greg Davidson	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 Director, The Reserve Director, Tamarisk Meadows
Excused Absence:	Bray Hoy	Director, Valley View Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Karen Conrad	Dave Devanney

OWNERS OPEN FORUM

Karen Conrad asked why vacant foreclosure properties are not maintained. Director Lammey explained that the foreclosure process can take months to complete. In the meantime, the homeowner doesn't maintain the property and the bank has not taken ownership over, so the property will not be maintained.

Dave Devanney stated that he does not like the chip and seal process. Mr. Devanney asked the Board of Directors to contact Garfield County to see if they would use asphalt instead of chip and seal in the future. The asphalt leaves a better image for the community.

Mr. Rippy explained that we were not notified by Garfield County on the latest chip and seal project in Willow Creek Village, Battlement Creek Village and The Reserve. Mr. Rippy explained that there is a huge cost difference between the chip and seal and asphalt.

Director Arrington stated that there is grass growing up in the cracks in Willow Creek Village. The chip and seal company did not clean or seal the cracks before laying the chip and seal.

CALL TO ORDER

Director Lammey called the meeting to order at 10:18 am.

EXCUSE ABSENT BOARD MEMBERS

Director Lammey excused absent Board Member Brad Hoy.

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 the Battlement Mesa Metropolitan District.

Director Davidson disclosed that a company he owns is under contract with the BMSA to provide weed control.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Davidson to approve the August 16, 2011 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

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

COMMITTEE REPORTS

Finance Committee: Director Shepherd reported that we have completed the IRS tax filing for 2010.

Architectural/Covenant Committee: No Architectural report given.

Director Lammey reported that the number of covenant violations is down from August 2011.

Director Lammey reported that if a Director sees a covenant violation to call him, as any help is welcome. Director Lammey also stated that the new website will enable people to report a covenant violation.

Director Lammey stated that he wrote a covenant violation letter for the lot at 577 Ponderosa Circle for over grown weeds. Director Lammey explained this is an issue of timing. The lot has been mowed.

A motion was made by Director Davidson and seconded by Director Shepherd to waive the \$50 fine for the lot at 577 Ponderosa Circle. The motion carried unanimously.

Oil & Gas Committee: No report given.

Director Koning stated that the oil & gas rig by the Colorado River in Parachute was close to her home and she was impressed with the speed of the process. Director Koning expressed that she experienced no problems from lighting or noise.

Director Arrington stated that there was a problem with a sub-contractor blowing a sand plume into the air.

Dave Devanney stated that he had received complaints regarding the rig in Parachute from residents in The Reserve.

Parks/Open Space/Trails Committee: Mr. Devanney reported that there has not been a committee meeting for three months due to committee member schedule conflicts. The committee is planning to meet in October.

Mr. Devanney reported that phase 1 of the library trail is nearly complete. The contractor is still working on drainage issues. Mr. Devanney reported that the cross over on West Battlement Parkway will not be completed until 2012.

Mr. Devanney reported that the contractor for phase 2 is slow getting to the job. We may need to consider, when writing future contracts, to charge a daily penalty if the job is not started on time or a bonus if it is completed ahead of the contracted schedule.

Mr. Devanney reported that the committee is working on prioritizing projects that need to be done on the existing trail system. Mr. Devanney stated that the reserve study did allow for replacement of some of the existing trails. A list will be given to Mr. Rippy.

Mr. Rippy stated that \$52,000 is budgeted for 2011 for crack seal repairs on the existing trails.

Mr. Devanney reported that the committee has contacted Garfield County regarding the right-of-way for the temporary trail along Spencer Parkway. The committee has not received a response. Mr. Devanney asked Mr. Rippy if he could be of assistance.

Mr. Devanney reported that the Post/Open Space/Trails Committee does not have a problem with the new community park being assigned to the Planning Committee. Mr. Devanney stated that the POST committee is focusing on trails.

Mr. Rippy reported that the contractor for phase 2 of the library trail has been delayed. They have expressed that they do want to do the job.

Planning Committee: Director Schmela reported that the committee has not met. They hope to meet this month to begin work on the community park planning.

Director Hill thanked Battlement Mesa Partners for help with the surveys that were placed at Clark's Market regarding Common Ground and the new community park.

Public & Community Relations Committee: Director Lammey reported that the grant for \$15,000 for the RACK card project has been approved for Garfield County. There will be RACK cards placed at the Battlement Mesa Activity Center, Clark's Market and at the BMSA office.

Director Lammey reported that the new website is still in progress.

Public Works: Mr. Sheppelman reported that the next meeting is scheduled for October 14, 2011.

Associated Governments of Northwest Colorado: Director Lammey reported that Colorado has created five new funding sources called the Federal Mineral Lease District. The new Districts were created in Delta, Garfield, Mesa, Moffat, Rio Blanco and Routt Counties.

Director Lammey reported that Eric Schmela was appointed as a Board member for the FML District in Garfield County along with Greg Rippy and Mike Sampson. Each Board member will serve a two year term.

Director Lammey reported that municipalities can receive funds from the FML District only if they join the District and co-mingle their grant funds. The committee has been given \$2.9 million dollars to be spent in a year's time. All the meetings are posted and are open to the public.

MANAGER REPORT

Steve Rippy reported that we have removed a large stump from a trail in the Tamarisk Village area. The trail has been replaced with concrete.

Mr. Rippy reported the BMSA has signed a contract with Bourne Engineering to do the reserve study. They will begin working on the study in the next couple of weeks.

Mr. Rippe reported that BMMD/BMSA offices have been relocated to 401 Arroyo Drive.

Mr. Rippe reported that the painting of 15 village and directional signs has been completed in Battlement Mesa.

Mr. Rippe reported that the right-of-ways are scheduled to be mowed the week of September 26. This will be the 5th mowing this year.

Mr. Rippe reported that Holy Cross has informed us that they have new regulations in place regarding how close trees can be to the electric lines. Holy Cross has agreed to meet with the Board, onsite, to discuss which trees will need to be trimmed or eliminated.

DEVELOPER REPORT

Director Schmela reported that True Value had a very successful grand opening.

Director Schmela reported that there were many vehicles broken into at the RV storage.

Director Schmela reported that the next Coffee Talk is scheduled for September 29, 2011 at 9am at the Grand Valley Fire Protection District.

Director Schmela reported that there is a golf classic scheduled at the Battlement Mesa Golf Course. All proceeds will be donated to build the new community park.

Director Lay reported that Battlement Mesa Company has replaced many signs throughout Battlement Mesa. The billboard along I-70 has also been updated.

Director Schmela stated that Battlement Mesa Partners is still under contract with a company to build a 10,000 square foot discount retail store at the Battlement Mesa Shopping Plaza.

OLD BUSINESS

Mountain Lawn Weed Management Proposal: Director Davidson stated that Garfield County has a weed list that consists of 71 weeds.

Director Davidson stated that his company, Mountain Lawn, has completed the mapping process for noxious weeds for all of Battlement Mesa. There is a lot of cheat grass between Monument Creek Village and Saddleback Village. To get rid of cheat grass, you need to re-vegetate while doing the spraying process.

Director Davidson stated that BMSA should budget around \$10-\$15,000 for a weed management plan per year.

A motion was made by Director McCurdy and seconded by Director Fletcher to use the remaining wildfire restoration funds on a weed management plan. The motion carried unanimously.

Director Davidson stated that about 10 hours of spraying will be done throughout Battlement Mesa after the first freeze this fall.

Parking Restriction Discussion: A motion was made by Director McCurdy and seconded by Director Shepherd to ratify the results of the 8th Amendment regarding parking. The motion carried unanimously.

A motion was made by Director Davidson and seconded by Director Sheppelman to accept into the Covenants new language regarding vegetation growing past curb lines and over sidewalks. The motion carried unanimously.

Dedication of Park Land: Director Lammey asked Director Schmela to forward information to Mr. Rippy for the next delegate meeting.

Prioritization of Community Projects/Improvements: Mr. Rippy asked all Board members to email him a list of projects they feel are a priority. Mr. Rippy will compile a list for the next Board meeting.

2012 Budget: Director Lammey stated that the Budget process needs to be completed by the November 15, 2011 Board meeting to be ready for the community meeting in December.

Dora Rayne: Director Lammey announced that Director Rayne has resigned from the Board of Directors because she is moving out of state.

2011 Annual Meeting: The annual meeting of the community is scheduled for Wednesday, December 14, 2011 at 7pm at the Battlement Mesa Activity Center.

OTHER BUSINESS

A motion was made by Director McCurdy and seconded by Director Fletcher to waive the \$50 fine assessed to the property at 27 North Ridge Court, per a recommendation by our attorney. The motion carried with Director Lammey abstaining.

ADJOURNMENT

A motion was made and carried to adjourn the meeting at 12:38 pm.