

APPROVED

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 21, 2010

PRESENT:	Keith Lammey	President
	Sara McCurdy	Vice President
	John Shepherd	Secretary
	Jeff Hill	Director
	Keith Sheppelman	Director
	Jay Haygood	Director
	Bob Arrington	Director
	Laurel Koning	Director
	Jeanice Freeman	Director
	Jonathan Lay	Director
	Eric Schmela	Director
Excused Absence:	Frank Oakley	Director
Also Present:	Steve Rippy	Association Manager
	Sandy Yeager	Accounting Manager
	Amie Martin	Administrative Assistant
Community Members Present:	Janet Cross	Sandy Getter
	David Blair	

OWNERS OPEN FORUM

Janet Cross from 177 Sagemont Circle inquired on the status of the honey bees that are being kept at 62 Sagemont Circle? Director Lammey explained that three letters have been sent out and we will be sending a fourth letter, which requires a hearing date. Mrs. Cross explained that she is still dumping honeybees out of her humming bird feeders.

Sandy Getter informed the Board that there is an article in the Daily Sentinel about the drilling by Antero.

NEW MEMBERS

Director Lammey welcomed two new board members. Jeanice Freeman from The Reserve and Laurel Koning from Battlement Creek Village.

AMENDMENT 60, 61 AND INITIATIVE 101

Dave Blair for the Grand Valley Fire Protection District gave a presentation on Amendment 60 and 61 and Initiative 101. Mr. Blair informed the Board that there would be an informational meeting at the GVFPD on October 5, 2010 regarding the three proposals. SDA will be giving an overview of each proposal. Many of the other districts in the area will also be present to explain the pros and cons of each proposal.

Director Lammey presented a draft resolution opposing Amendments 60 & 61 and Initiative 101. Director Lammey commented that although the BMSA is not specifically impacted by the measures the districts and agencies that provided services to the community would be harmed and thereby negatively impacts the BMSA community members. After discussion the Board of Directors directed the manager to get an opinion from the BMSA attorney as to whether there would be any negative consequences to BMSA's non-profit status if the resolution were adopted.

A special meeting was scheduled for September 28, 2010 at 9:00 am to discuss the resolution.

CALL TO ORDER

Director Lammey called the meeting to order at 10:08 am.

APPROVAL OF MINUTES

A motion was made by Director Haygood and seconded by Director McCurdy to approve the August 17, 2010 minutes with corrections; the motion carried unanimously.

A motion was made by Director McCurdy and seconded by Director Sheppelman to approve the September 13, 2010 workshop minutes; the motion carried unanimously.

FINANCIAL REPORTS

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

COMMITTEE REPORTS

Finance Committee: Director Shepherd informed the Board that the audit had been reviewed. There were a few minor corrections. The final audit will be included in the October Board packets.

Director Shepherd explained that the preliminary budget would be completed on October 15, 2010. The final budget will be included in the November Board packets.

Director Shepherd stated that he received a written report from a tax institution run by H & R Block. They concluded that any money received from Antero Resources would be taxable at a rate of 30%.

The Board of Directors agreed to keep their calendars open on the 1st and 3rd Tuesdays for the rest of 2010 in case any workshops or special meetings need to be scheduled.

Architectural/Covenant Committee: Director Sheppelman stated that there is still no new building scheduled.

Director Lammey submitted a report and informed the Board that most of the violations in August were for maintenance issues.

Oil & Gas Committee: The last oil & gas committee meeting was cancelled.

Public & Community Relations Committee: No report given.

Public Works: Director Sheppelman stated that the street sweeping in front of the new Kum & Go store has been completed. The debris that still remains will need to be cleaned up by hand.

Mr. Rippey will check with Garfield County on the status of the signs by the waterfall.

Planning Committee: Director Schmela stated that the committee has had two good meetings. They are still in need of another committee member.

Parks/Open Space/Trails: No report given.

Associated Governments of Northwest Colorado: No report given.

MANAGER REPORT

Mr. Rippy reported that Garfield County held a pre-bid meeting with potential contractors on-site for the library trail phase 1 construction. The final bids are due for the project by September 30th. Mr. Rippy met with the Lyons' regarding phase 2 of the trail. Mr. Rippy will begin working on an agreement for the development of the trail and transfer of property between the Lyons' and BMSA.

Mr. Rippy stated that fence repairs are ongoing. Most of this months repairs occurred in the Tamarisk park areas.

Mr. Rippy explained that the preliminary audit process has taken place. The committee recommended a few minor changes. The final audit will be presented to the Board at the October meeting.

Mr. Rippy informed the Board that the Battlement Creek Village and The Reserve held their annual meeting of homeowners.

Mr. Rippy stated that the Finance Committee has scheduled a meeting for October 15th to begin work on the 2011 budget.

Mr. Rippy stated that the third right-of-way mowing was completed.

Mr. Rippy informed the Board that there are six aspen trees that are either dead or dying at the entrance to Canyon View Village. A bid was received from B & B Tree Service to remove the trees for \$600. The Board of Directors asked Mr. Rippy to proceed with the removal of the trees.

DEVELOPER REPORT

Director Schmela stated that there have been three fires on Battlement Mesa Company property. Two of the fires were accidental and one fire was arson. He is working with the insurance company to get the burned homes removed and new homes brought in.

Director Schmela stated that the Willow Park Apartments are in the process of being shut down. Only building A and B will remain occupied. Eventually, gates will be installed to keep vehicle traffic out of the area.

OLD BUSINESS

Open Space-Common Area-Park Deeding & Maintenance: Director McCurdy stated that she would like to do all of the deeding at one time instead of spreading them out over time. Director Schmela has contacted Schmeuser Gordon Meyer to get all the recorded tracts with in the subdivisions.

Mr. Rippy is working on a map of what BMSA is already maintaining.

NEW BUSINESS

Committee Appointments: There are no appointments at this time.

162 Boulder Ridge Drive: Director Sheppelman stated that he did an inspection at this property and the owner has everything completed except the fence and one lawn area. The owner requested that fines be discontinued and he will not be finishing the fence this year. He is seeding the lawn areas this week and did not plan to reseed the back of his property. After discussion the Board agreed that the fines would stay in place.

Letter to confirm BMSA Board action committing \$125,000 Antero contribution towards community park and support for changes to Antero surface use plan for Battlement Mesa PUD: Director Schmela stated that he was going into meetings regarding the above contribution and would like BMSA Board to sign a letter committing the \$125,000 Antero funds to the community park.

After discussion the Board of Directors decided to continue the discussion of the letter to the special meeting to be held on September 28, 2010. The manager was directed to clarify with the BMSA attorney the board member voting and quorum requirements for committing funds from Antero to the proposed community park and present that information at the special meeting.

Director Schmela stated that he would use the minutes of the April 13, 2010 meeting instead of the signed letter.

OTHER BUSINESS

There was no other business to come before the Board.

ACTION ITEMS

The Board agreed to remove #106 Oil & Gas Board Discussion, #114 Committee Restructure and #115 Goal Setting off of the Action Items list.

ADJOURN

A motion was made and carried to adjourn the meeting at 12:28 pm.