

APPROVED

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 18, 2011

Present:	Keith Lammey Sara McCurdy John Shepherd Laurel Koning Eric Schmela Bob Arrington Jeff Hill Jonathan Lay Keith Sheppelman Jason Fletcher	President, Mesa Ridge Townhomes Vice President, Eagle's Point Sec/Treasurer, Canyon View 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
Excused Absence:	Bray Hoy Greg Davidson	Director, Valley View Village Director, Tamarisk Meadows
Also Present:	Steve Rippy Amie Martin Chris Stockton	Association Manager Administrative Assistant Contractor
Community Members Present:	Dave Devanney	

OWNERS OPEN FORUM

None

CALL TO ORDER

Director Lammey called the meeting to order at 9:34 am.

EXCUSE ABSENT BOARD MEMBERS

Director Lammey excused absent Board Members Brady Hoy and Greg 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 the Battlement Mesa Metropolitan District.

Director Shepherd disclosed that he is an employee of H & R Block.

APPROVAL OF MINUTES

A motion was made by Director Schmela and seconded by Director McCurdy to approve the September 20, 2011 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Fletcher and seconded by Director McCurdy to approve the September 30, 2011 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Report: No report given.

Architectural/Covenant Committee: No architectural report given.

Director Lammey reported that there were 71 covenant violations for September 2011.

Oil & Gas Committee: There was not a meeting in September 2011.

Parks/Open Space/Trails Committee: Director Lay reported that the committee is still having problems scheduling meetings. They hope to meet in the next 10 days.

Dave Devanney reported that there has not been progress on phase 2 of the library trail. The committee hopes to see progress soon.

Mr. Devanney reported that the next committee meeting is scheduled for October 27, 2011. The committee has a list of recommendations on the existing trail systems.

Planning Committee: Director Schmela reported that Battlement Mesa Company is tallying the results of the survey concerning the community park. There have been approximately 100 surveys returned.

Public & Community Relations Committee: Director Lammey reported that they are still working on the new website. They hope to have the website up and running by the end of 2011. Director Lammey stated that they would like to showcase the positive lifestyle of Battlement Mesa. In 1990, Battlement Mesa Company paid approximately \$50,000 for about a 20 minute video promoting Battlement Mesa. Vista Works could take that video and break it into short segments for the website for approximately \$600.

Director Lay stated that we could look into doing a video of Battlement Mesa in the 1990's and currently.

Director Fletcher stated that we should check with the high school. The students made a video for the Grand Valley Education Foundation.

Public Works Committee: Director Sheppelman reported that they are working on the potential heli-port.

Director Sheppelman reported that the committee is looking in to the issue of re-designing the West Battlement Parkway intersection at the waterfall. If the curbs were eliminated, the area would be easier to keep clean.

Director Sheppelman reported that the committee would like to see sidewalks installed from the Grand Valley Middle School to the Battlement Mesa Shopping Plaza and the Activity Center.

Associated Governments of Northwest Colorado: Director Lammey reported that the next meeting is scheduled for November 10, 2011.

MANAGER REPORT

Mr. Rippy reported that Battlement Creek Village, The Reserve, and Stone Ridge Village have held their annual membership meetings. All three villages had a quorum and were able to complete all required business. Willow Creek Village and Tamarisk Meadows meetings will be held on October 18th and 19th.

Mr. Rippy reported that the contractor has put one day of work on phase 2 of the library trail. Mr. Rippy contacted the foreman on Tuesday the 11th and advised him that if the company does not begin construction the week of the 19th he would be contacting the BMSA attorney to void the contract and pursue a different contractor.

Mr. Rippy reported that he met with Jamie Pappas of Borne Engineering on October 13th to start the reserve study process.

Mr. Rippy reported that he met with the Finance Committee to review the proposed 2012 budget.

DEVELOPER REPORT

Director Schmela reported that Colorado Department of Transportation does not like the redesign of the billboard along eastbound I70. The designers are working on a new design.

Director Schmela reported that there was approximately \$8,000 raised for the park at the community golf tournament.

Director Schmela reported that the next coffee talk meeting is scheduled for November 30, 2011 at 9:00 am at the Grand Valley Fire Protection District.

Director Schmela reported that the Federal Mineral Lease District is still working on a process of how to start accepting applications and dispersing funds. The funds need to be used within one year of accepting them.

Director Schmela reported that Antero Resources is working on their Comprehensive Drilling Plan and hope to submit the final plan to Garfield County in the next couple of months.

OLD BUSINESS

Prioritization of Community Projects/Improvements: Director Lammey stated that it is important that BMSA has a priority of projects. We need a vision and a strategy.

2012 Budget: Director Shepherd explained that the proposed 2012 budget has no increase in hoa dues, but there is a decrease of funds going into reserves. The cost of the management of BMSA is going up significantly. Director Shepherd stated that Steve and Amie have kept a detailed record of their time spent on BMSA business.

Mr. Rippy explained that the BMMD Board of Directors asked staff to keep a clear record of staff time to identify actual costs to the BMMD. 50% of Steve and Amie's time, 30% of Sandy's time and 10% of Kristen's time is spent on BMSA business. Mr. Rippy explained that about \$2.70 per month per unit of hoa dues is spent on management expenses.

Director Lammey explained that he attends BMMD Board meetings. The Board asked staff to track their time. Director Lammey explained with managing the sub-associations, there is a large amount of time spent on foreclosure properties, BMSA management staff is also impacted by the foreclosures. The foreclosures take a lot of work and time.

Director Koning stated that it has been about 5 years since the hoa dues have been raised.

Director Lammey stated that if we don't raise the hoa dues we are significantly reducing the fund of our reserves.

Director Schmela stated that we need to be very cautious about raising hoa dues in the current economic environment.

Director Lammey stated that maybe BMMD would consider doing a 3 year contract instead of a 1 year contract with phasing in the increase of management fees over the three years.

Mr. Rippy stated he would discuss the three year contract and phasing the increase in management services over a three year period with the BMMD Board at their next meeting.

Director Schmela stated that he would like BMSA to take over the ownership and maintenance of the water fall.

NEW BUSINESS

Garfield Legacy Project: Director Lammey stated that the Garfield Legacy Project is a growing partnership of residents and organizations seeking to develop an effective and voluntary open lands conservation program in Garfield County. BMSA has been invited to attend the workshops.

Director Schmela, Lay and Mr. Rippy will research the project.

Discussion of Holy Cross Tree Trimming: Mr. Rippy stated that he has not spoken to Holy Cross regarding the trimming of trees around power lines. He will call them before the next meeting.

Antero Easement Request: Director Lammey stated that Antero is asking for a temporary easement to install a temporary water line across BMSA property to supply water to a pad on the Speakman property. This will cut down on trucking the water into the pad. There will be more discussion on this request at the November 15, 2011 meeting.

OTHER BUSINESS

Director McCurdy stated that there was an article in the Grand Junction Sentinel regarding Charlie Pence who was the architect during the development stages of Battlement Mesa. Mr. Pence would like to have a reunion with other people that helped on the development of Battlement Mesa.

Director Lammey stated that BMSA may want to ask Mr. Pence to speak at our Community Meeting in December.

Director Lammey stated that the Public & Community Relations Committee will contact Mr. Pence.

Director Lammey stated that BMSA has received \$7,500 from Encana for street sweeping. The other \$7,500 will be coming soon.

Director Lammey stated that KSUN has invited BMSA to become a member for \$25.

A motion was made by Director Hill and seconded by Director Shepherd to become a member of KSUN for \$25. The motion carried unanimously.

Director Koning stated that there has been a sexual offender seen frequently parked in his vehicle in Battlement Creek Village and The Reserve lately. The residents in these two villages are being very proactive by contacting the Sheriff's office and getting the information out to the homeowners.

ADJOURNMENT

The regular meeting adjourned at 11:55 am for covenant violation hearings.

RECONVENE

The regular meeting reconvened at 12:18pm.

A motion was made by Director Arrington and seconded by Director Koning to assess a fine of \$500 to 194 Mineral Springs Circle for maintenance covenant violations. Also, BMSA will go onto the property to clean up the yard. The motion carried with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director Hill to waive the \$75 fine for 187 Cedar Circle for parking of all terrain vehicles on the front yard. The motion carried with Director Lammey abstaining.

ADJOURNMENT

A motion was made and carried to adjourn the meeting at 12:22pm.