

BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 19, 2010

Present:	Keith Lammey	President
	Sara McCurdy	Vice President
	John Shepherd	Secretary
	Keith Sheppelman	Director
	Jay Haygood	Director
	Bob Arrington	Director
	Jeanice Freeman	Director
	Laurel Koning	Director
	Jonathan Lay	Director
	Eric Schmela	Director
Excused Absence:	Jeff Hill	Director
	Frank Oakley	Director
Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant
	Trish Harris	Association Attorney
Community Members Present:	Ron Galterio	Dave Devanney

APPROVED

OWNERS OPEN FORUM

Dave Devanney stated that about a year ago the Battlement Mesa Concern Citizens requested that Garfield County do a Health Impact Assessment (HIA) due to oil & gas development in Battlement Mesa. The report was completed and released in September 2010. Mr. Devanney asked does the BMSA intend to comment on the HIA study?

Director Lammey stated that no BMSA Board member has approached him as to what they would like to do.

Director Shepherd stated that, yes we do want to comment. The recent odors from the drilling were horrible.

Mr. Devanney stated that, according to the report, there are health impacts.

Director Arrington stated that the Oil & Gas Committee gave recommendations to Antero but they were all rejected.

Director Schmela stated that he believes that all of the recommendations that were requested by the Oil & Gas committee were included on the new surface use agreement. Once the SUA is finalized it will be available to the public.

Ron Galterio stated that the comment period ends on November 15, 2010 and the community would like to know how BMSA feels about the report.

After further discussion, a workshop was scheduled for Tuesday, October 26, 2010 at 9 am.

CALL TO ORDER

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

APPROVAL OF MINUTES

A motion was made by Director Haygood and seconded by Director Freeman to approve the September 21, 2010 minutes with corrections; the motion carried unanimously.

A motion was made by Director Arrington and seconded by Director Shepherd to approve the September 28, 2010 special meeting minutes with corrections; the motion carried unanimously.

NEW BUSINESS

Declaration Discussion with BMSA attorney

Director Lammey welcomed Trish Harris from Hindman Sanchez to the meeting.

Mr. Rippe explained that Ms. Harris is present to answer questions about the Special Meeting from April 13, 2010.

Ms. Harris stated that because of attorney/client confidentiality the meeting should be held in executive session.

EXECUTIVE SESSION

The Board went into executive session to discuss declaration items with the BMSA attorney Trish Harris at 10:27 am.

The Board came out of executive session at 11:20 am.

FINANCIAL REPORT

A motion was made by Director McCurdy and seconded by Director Sheppelman to approve the September 2010 financials, subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Due to time constraints, the Board agreed to table the committee reports until the November 2010 meeting.

Director Haygood stated that the dues for AGNC have been decreased from \$1500 to \$500 for 2011.

Director Haygood stated that he would attend the November 2010 meeting then he would resign from the committee for 2011.

Director Shepherd stated that BMSA should participate in AGNC.

Director Lammey stated that there were 120 violation letters sent out in September.

Director Arrington stated that 5 out of the last 6 Oil & Gas Committee meetings have been cancelled due to no quorum. Should the Board take any action to get more activity from the committee?

Director Lammey stated that we do need to review the situation of the Oil & Gas Committee.

MANAGER REPORT

Mr. Rippe stated that he spoke to Jeff Nelson from Garfield County. The County received good bids for the library trail; once the low bid is accepted construction should move forward.

Mr. Rippe has spoken to Garfield County about installing a truck route sign at the waterfall as well as jake brake signs on Stone Quarry Road and Battlement Parkway.

Mr. Rippy stated that additional wind damage was done to fences along Monument Creek Trail and in the Tamarisk/Saddleback areas. We have repaired the largest sections and will be repairing the remaining areas.

Mr. Rippy stated that B & B Tree Service removed six dead aspen trees at the entrance of Canyon View Village.

Mr. Rippy informed the Board that the finance committee met on October 15, 2010 to review the 2009 audit with BMSA's auditor. The committee also reviewed the 2011 preliminary budget. The final draft will be presented at the November Board meeting.

Mr. Rippy stated that Garfield County completed the 2010 chip-seal project in Battlement Mesa.

Mr. Rippy stated that Monument Creek Village held their annual meeting on October 5. There was not a quorum, therefore, there is no delegate for that village. We are planning another meeting to attempt to gain a quorum and elect a delegate.

Mr. Rippy stated that Stone Ridge Village held their annual meeting on October 12. Keith Sheppelman continues as the delegate.

Mr. Rippy stated that Willow Creek Village held their annual meeting on October 7. Bob Arrington continues as the delegate.

DEVELOPER REPORT

Director Schmela stated that the Willow Park apartments have been winterized. All the buildings are closed except the B building.

OLD BUSINESS

The Board agreed to table the Open Space discussion to the November 2010 meeting.

NEW BUSINESS

Wildfire Project Funds: The Board agreed to table the discussion until the November 2010 meeting.

Committee Appointments: A motion was made by Director Arrington and seconded by Director Koning to appoint Connie Stevens to the finance committee. The motion carried unanimously.

2011 Architectural Inspector Contract: A motion was made by Director McCurdy and seconded by Director Haygood to pay Keith Sheppelman a \$250 retainer to continue as the 2011 Architectural inspector. The motion carried with Director Sheppelman abstaining.

Approval of Final Audit: A motion was made by Director Haygood and seconded by Director McCurdy to accept the 2009 audit as presented. The motion carried unanimously.

OTHER BUSINESS

Director Sheppelman informed the Board that he would be out of the country for the November 2010 meeting. The Board agreed to excuse Director Sheppelman.

Director McCurdy stated that the workshop scheduled for September 25, 2010 is to discuss if BMSA would like to write a letter supporting or not supporting the HIA. The HIA is available on the Garfield County website.

ADJOURNMENT

A motion was made and carried to adjourn the meeting at 12:13 pm.