

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 16, 2010**

APPROVED

Present:	Keith Lammey	President
	Sara McCurdy	Vice President
	John Shepherd	Secretary/Treasurer
	Greg Davidson	Director
	Jeanice Freeman	Director
	Laurel Koning	Director
	Bob Arrington	Director
Excused Absence:	Keith Sheppelman	Director
	Eric Schmela	Director
	Jeff Hill	Director
Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant
	Eric Short	Landscape Contractor
Community Members Present:	Brad Hoy	Jay Haygood
	Ron Galterio	

OWNERS OPEN FORUM

None

CALL TO ORDER

Director Lammey called the meeting to order at 9:05 am.

RECOGNITION

Director Lammey presented a plaque to Jay Haygood for the many years of service to the BMSA Board of Directors. Director Lammey also recognized the years of service of those former Board of Director Members that were not present, Frank Oakley, Gordon Elliott, Mike Stiers and Chuck Hall and noted a plaque is being sent to each of the former members.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Freeman to approve the October 19, 2010 regular meeting minutes with corrections; the motion carried unanimously.

A motion was made by Director Freeman and seconded by Director Koning to approve the October 26, 2010 workshop minutes as presented; the motion carried unanimously.

FINANCIAL REPORT

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

COMMITTEE REPORTS

Financial Committee: Director Shepherd stated that Hindman Sanchez is working on a letter for Antero Resources on acceptance of their donations.

Director Lammey stated that Anne Brosius from Canyon View Village is moving to San Francisco in January of 2011. She is a member of the Finance Committee.

Architectural/Covenant Protection Committee: Director McCurdy stated that there is currently no new residential construction activity going on in Battlement Mesa. The committee is working on new language standards for play equipment and front yard parking.

Director Lammey stated that he has shared the preliminary draft of the committee's playground equipment language with the sub-associations. He would like to include this subject in his next article in The Echo. Director Lammey stated that he would like the Board of Directors to read through the draft and respond to Bruce Knuth and the committee with suggestions. He also would like to table this discussion until the December 21, 2010 meeting. The Board agreed to table further discussion until the December 2010 meeting.

Oil & Gas Committee: Mr. Haygood explained that there has not been an oil & gas committee meeting since August 2010 and he would like the Board to give the committee a task to work on.

Director Arrington stated that the committee was supposed to be following the Health Impact assessment. It is important for the committee to work on it.

Director Haygood stated that the committee has not had an election; therefore, there is not a chair person for the committee.

Director Lammey agrees that the committee is struggling. Director Lammey has spoken to each member of the committee and they all expressed that they were still interested in staying on the committee. Director Lammey will continue to work with the members to get the committee functioning again.

Public & Community Relations Committee: Director Lammey explained that the committee is working on a tri-fold brochure which highlights the attributes of Battlement Mesa. Director Lammey stated that the committee would like to, with Board approval, have these brochures available at the visitors cabin, real estate offices, etc. anywhere potential renters/owners would be looking.

Director Lay stated that he met with the Rifle Economic Development Group. This is a group that is working, on a regional basis, to inform potential investors, etc. as to which area of the region might best suit their needs. Director Lay informed the Board that the group would like to speak to Battlement Mesa to see if our community would like to be involved.

Public Works Committee: No report given.

Planning Committee: No report given.

Parks/Open Space/Trails Committee: Director Lay stated that on Monday, November 22 they are meeting with the developer of Battlement Mesa to discuss the open space areas.

Associated Governments of Northwest Colorado: Director Lammey stated that he would like to be the BMSA representative to attend these meetings.

A motion was made by Director Shepherd and seconded by Director Freeman to support AGNC and pay the membership fees, the motion carried unanimously.

A motion was made by Director Shepherd and seconded by Director Freeman to appoint Director Lammey as the representative from BMSA to attend the AGNC meetings, the motion carried unanimously.

PRESIDENT REPORT

Director Lammey stated that he is disappointed with some of the committees, as far as, chair persons. If the Board has correspondence or questions for the committees there is no one to go to. Director Lammey stated that all committees need to have a chair person. Also, every committee either needs to have a written report for the Board or a representative at every Board meeting.

MANAGER REPORT

Mr. Rippy stated that our Attorney believes that we need to have a delegate vote to acquire the property from the Lyons' family. The attorney is working on an agreement with the Lyons'.

Mr. Rippy stated that once we have an agreement with the Lyons', then we will go to the delegates for a vote.

Mr. Rippy stated that all of the fences damaged by high winds in October have been repaired.

Mr. Rippy stated that he spoke to Wyatt Keesberry from Garfield County Road & Bridge concerning the chip & seal applied to Stone Quarry Road and West Battlement Parkway. The chips did not adhere to the tack seal which left the surface rutted. Mr. Keesberry stated that United Companies will return, when weather permits in the spring, to apply new chip & seal.

Mr. Rippy informed the Board that at the 1st meeting in January 2011 the Board will need to elect new officers.

DEVELOPER REPORT

No report given.

OLD BUSINESS

Wildfire Mitigation Funds: A motion was made by Director Koning and seconded by Director Shepherd to transfer the responsibility of the wildfire funds to the Parks/Open Space/Trails Committee to resolve the issue within 90 days as to what would happen with the funds or refund them. The motion carried unanimously.

Open Space Maintenance: Mr. Rippy stated that he put a map together of what areas are maintained by BMSA but not owned by BMSA. Mr. Rippy stated that after the 1st of the year the Board needs to discuss the ownership with Director Schmela.

Letter to Antero: Director Lammey stated that since the Board has resolved the issue of the vote at the April 2009 Board meeting, he has drafted a letter to Antero regarding the acceptance of the donations.

A motion was made by Director Freeman and seconded by Director McCurdy to revise the drafted letter to state, to commit net proceeds of the Antero \$125,000 contribution to the new park. The motion carried with Director Arrington and Shepherd opposed.

Director Lammey will revise the letter and email it out to all the Board members.

Director Davidson asked if it would be appropriate to do another motion to clarify the April 2009 motion?

Director Lammey stated that yes it would be appropriate.

A motion was made by Director Davidson and seconded by Director Freeman that the net proceeds, after taxes, of the \$125,000 Antero contribution will be committed toward a new community park. The motion carried unanimously.

33 Cliff View Circle: Director Lammey explained that the progress on the drainage issue has stopped.

A motion was made by Director Freeman and seconded by Director Davidson to suspend fines pending direction/advice from BMSA attorney, the motion carried unanimously.

NEW BUSINESS

Resolution/Personal Property Definition: A motion was made by Director Davidson and seconded by Director Freeman to approve the Resolution, the motion carried. Director Arrington abstained.

Mail in Election of Delegates for Monument Creek Village and Tamarisk Village: Mr. Rippy explained that the attorney has prepared a mail-out ballot. We will send a letter to all property owners in each village asking if they were willing to submit their name as a delegate candidate to be put on the election ballot. Once we receive the names of the candidates we will prepare and mail out the ballots.

After further discussion, the Board agreed to have the management company move forward with the process.

Committee Discussion: Director Arrington stated that he will be resigning from the Architectural/Covenant Committee.

Director McCurdy stated that she will submit her resignation from the Architectural/Covenant Committee at the November 17, 2010.

Director Lammey stated that he has spoken to every member of the Oil & Gas Committee. Chuck Hall is the interim leader until an election can be held. All of the other members are very interested in staying on the committee, but did not want to be the chair person.

Director Lammey explained that Jay Haygood was the Board member appointed to the Oil & Gas Committee and Gordon Elliott was the Board member appointed to the Planning Committee. Since both are no longer members of the Board of Directors technically they are no longer on the committees because they were the Board Member representative appointed to the committee. If they are to continue to serve on the committees they must be appointed as a community member to each committee.

Director Lammey will contact all members of the committees and inform them when the next meeting is and that on the agenda needs to be election of chair person.

Director Lammey asked all Board members to email Mr. Rippy as to which committee they would like to serve on. Further discussion will be tabled until the December 2010 meeting.

Director Arrington reasserted that he would like to be on the planning committee.

2011 Budget Adoption: A motion was made by Director Koning and seconded by Director Shepherd to adopt the 2011 Budget as amended, the motion carried unanimously.

OTHER BUSINESS

Annual Community Meeting: A motion was made by Director Koning and seconded by Director Arrington to schedule the Annual Community Meeting for December 14, 2010 at 7:00 pm. Also, research the availability of the BMAC and the fire station. The motion carried unanimously.

Snow Contract Removal: Mr. Rippy explained that the previous contract ended at the end of March 2010. Because of the upcoming potential of snowfall, Mr. Rippy asked the Board to make a decision as to which contractor they would like to sign an agreement with. Mr. Rippy summarized the three bid amounts received.

A motion was made by Director McCurdy and seconded by Director Koning to authorize Mr. Rippy to enter into an agreement with A & M Consulting for snow removal beginning today and ending on April 30, 2011. The agreement is for a retainer of \$765.00 and an hourly rate of \$42.50. The motion carried unanimously.

ADJOURNMENT

A motion was made and carried to adjourn the meeting at 1:39 pm.