

**APPROVED**

BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 15, 2011

Present:	Keith Lammey	President, Mesa Ridge Townhomes
	Sara McCurdy	Vice President, Eagle's Point
	John Shepherd	Sec/Treasurer, Canyon View Village
	Brad Hoy	Director, Valley View Village
	Greg Davidson	Director, Tamarisk Meadows
	Laurel Koning	Director, Battlement Creek Village
	Eric Schmela	Delegate, Battlement Mesa Partners
	Bob Arrington	Director, Willow Creek Village
	Jeff Hill	Director, The Fairways
	Jonathan Lay	Delegate, Battlement Mesa Partners
	Keith Sheppelman	Director, Stone Ridge Village
	Jason Fletcher	Director, The Reserve
Excused Absence:	Laurel Koning	Director, Battlement Creek Village
	Jonathan Lay	Delegate, Battlement Mesa Partners
Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant
	Gerald Cook	Contractor
Community Members Present:	Dave Devanney	Chuck Hall

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Lammey called the meeting to order at 9:03 am.

**EXCUSE ABSENT BOARD MEMBERS**

Director Lammey excused absent Board Members Laurel Koning and Jonathan Lay.

**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 Hoy & Davidson disclosed that the company they own is under contract with the BMSA for weed management.

**APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Davidson to approve the October 18, 2011 minutes with corrections. The motion carried unanimously.

Director Fletcher stated that he has been unable to speak to Mr. Frink from the Grand Valley High School regarding the potential for students to make a video for our website.

Director Lammey stated that the Grand Valley Fire Protection District has a 30 year lease on 50 acres which Exxon owns. GVFPD is planning on building a training facility in the next year. This may be a good location for a heli-port.

Director Lammey stated that he has not received a response from Greg Harman regarding the reunion with Charlie Pance.

#### **FINANCIAL REPORTS**

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

#### **COMMITTEE REPORTS**

**Finance Report:** This discussion will be held under the budget discussion.

**Architectural/Covenant Committee:** No architectural report given.

Director Lammey reported that there were 85 covenant violations for October 2011. The total violations for 2011 are 949.

**Oil & Gas Committee:** Chuck Hall reported that the committee met with Kirby Wynn, Garfield County Oil & Gas Liaison, to explain the purpose of the oil & gas committee.

Mr. Hall reported that he spoke to Lars Inman from Antero regarding the Comprehensive Drilling Plan for Battlement Mesa. Mr. Inman stated that Antero is waiting on the completion of the Silt and New Castle CDP before submitting the CDP for Battlement Mesa.

Mr. Hall reported that the annual meeting with Antero is tentatively scheduled for January 2012.

Mr. Hall reported that there have been complaints of noise and smell from citizens about the Encana pad near the Tamarisk Meadows subdivision. The fracing process will only be done during the daytime.

Mr. Hall stated that if anyone has concerns with the oil & gas operations to please call Community Counts at 866-442-9034.

Mr. Hall reported that the Energy Advisory Board is working with a scientist on how to capture air quality in Battlement Mesa. This process will only give results, it will not explain what could or could not cause problems. This process is projected to take three years.

Director Shepherd asked when drilling is expected to start in the PUD.

Mr. Hall stated that it will not start until after the second quarter of 2012.

Director Schmela stated that there are still documents to be worked out. Antero is quite a ways from drilling.

Mr. Hall stated that most of Encana's gas processing has moved west of Battlement Mesa. At this time, Williams has no plans to drill on the south side of the Colorado River.

Director Arrington stated that minor concerns with the oil & gas companies can go through Community Counts but major rule violations need to be called into the Energy Advisory Board, County Oil & Gas or Health and the Colorado Oil & Gas Conservation Commission. Don Mumma is the Oil & Gas Committee EAB representative and I am the Battlement Mesa citizen's EAB representative.

**Parks/Open Space/Trails Committee:** Dave Devaney reported that the committee met in October.

Mr. Devaney reported that work for phase 2 of the library trail is still ongoing.

Mr. Devaney reported that the committee discussed the need for the crosswalks at Bea Underwood Elementary School and other areas need to be repainted.

**Planning Committee:** Director Schmela reported that the committee is meeting with the Parachute/Battlement Mesa Park & Recreation District to review the surveys on the new park. The committee is also going to be meeting with an architect on the new park.

A motion was made by Director McCurdy and seconded by Director Hill to move Kyle Grambley from the Parks/Open Space/Trails Committee to the Planning Committee. The motion carried unanimously.

**Public & Community Relations Committee:** Director Lammey presented the RACK cards. The committee is planning to display the cards at the Battlement Mesa Activity Center, the Battlement Mesa Company office and Keller Williams.

Director Lammey handed out information regarding the new website. The website has an area where we could do business listings. The BMSA should consider selling the listings.

**Public Works Committee:** No report given.

**Associated Governments of Northwest Colorado:** Director Lammey reported that the next meeting is scheduled for November 12, 2011 at the GVFPD at 10am.

#### **MANAGER REPORT**

Mr. Rippy reported that the IRS is auditing BMSA's financials for the year of 2009. Mr. Rippy will contact Jane Chapman for her help, if any problems should arise. Mr. Rippy stated that our auditor will also be on hand to answer any questions.

Mr. Rippy reported that letters for anyone interested on being a delegate for Tamarisk Village and Monument Creek Village have been mailed. Once this process is complete, we will have a mail in election.

Mr. Rippy reported that he and Jeff Nelson met with the contractor for the library trail regarding sediment that is flowing onto the County roads. The contractor will be installing a silt fence to prevent this from happening in the future.

Mr. Rippy reported that he has received the first draft of the reserve study. The study is confusing so he has requested additional information.

#### **DEVELOPER REPORT**

Director Schmela reported that the Federal Mineral Lease District will be meeting on November 15, 2011.

Director Schmela reported that the billboard on I-70 has been removed and they are working on a new design.

Director Schmela reported that Williams is installing a communications tower by the Qwest building. The tower is designed to look like a tree and will be approximately 40 feet tall.

Director Schmela reported that Battlement Mesa Partners are still working on a new discount retailer to build near the plaza.

Director Schmela reported that Battlement Mesa Company will be doing some agricultural improvements where the road split into a y at the Morrisania and Rulison Roads and on the road at the four corners above the cemetery.

#### **OLD BUSINESS**

**Antero Easement Request:** Director Lammey stated that the temporary pipeline easement and right of way agreement will be about a two year agreement. The agreement is in the infancy stage. Director Lammey is bringing the agreement to the Board to see if the Board would like to move forward with a potential agreement.

Director Arrington asked what would happen should a fire emergency happen. Also, will the water flow to the villages in that area be decreased?

Mr. Rippy explained that the Battlement Mesa Metropolitan District has done a study of flows from hydrants. There will not be any constraints for that area. Mr. Rippy stated that in an emergency, the hydrant will be shut down.

Director Lammey asked Mr. Rippy to contact the BMSA's attorney regarding the agreement and also asked Director Schmela to refine the agreement.

**2012 Budget:** Director Lammey stated that if the Board decided to not raise the common assessment from \$296 we will have to decrease the amount of money that will be put into our reserves by about 57%. If the budget is approved without an increase, we may need to consider a special assessment sometime in 2012.

Mr. Rippy stated that if we want to meet the \$90,000 to be put in the reserves, than the common assessment will need to be raised by \$23 for a full assessment and \$11.50 for half of an assessment.

Director Schmela stated that we do not need to overreact to the reserve study. Maybe we need to be smart with our money and spend money where appropriate.

Director Hill stated that we need to know the facts before we can raise the fees.

Director Shepherd stated that by Colorado law, we have to have a reserve fund study. We need the updated reserve study to justify the increase.

Director Arrington stated that we do not have anything to justify the increase, and the budget is conservative.

Director Koning included a report with the packet. Director Koning states that as an elected/appointed official of the BMSA, it is our responsibility to do what is best for Battlement Mesa. We are expected to address all aspects of the needs, whether those be offenses as defined in our covenants, developing direction for the improvement of our villages, and also to keep it financially sound. We need to increase the assessment now and not wait until next year only to find we have put BMSA in a financial bind.

Director Shepherd stated that he feels Director Koning's comments are valid, but we need to wait until the reserve study is completed, before raising the assessments.

A motion was made by Director Shepherd and seconded by Director Hill to accept the 2012 budget, setting the common assessment at \$296 for a full assessment and \$148 for half of an assessment. The trash assessment will remain at \$185. The Tamarisk Village front yard assessment will remain at \$220 per unit. The issue will be revisited in 2012 when the reserve study is completed. The motion carried unanimously.

**ADJOURNMENT**

A motion was made and carried to adjourn the meeting at 11:06 am.