

APPROVED 12/18/12

BATTLEMENT MESA SERVICE ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS NOVEMBER 20, 2012

Present: Keith Lammey President, Mesa Ridge Townhomes

John Shepherd Sec/Treasurer, Canyon View Village Greg Davidson Director, Tamarisk Meadows

Jeff Hill Director, The Fairways Jason Fletcher Director, The Reserve

Brad Hoy Director, Valley View Village
Eric Schmela Delegate, Battlement Mesa Partners
Jonathan Lay Delegate, Battlement Mesa Partners

Eric Short Director, Tamarisk Village

Excused Absence: Bernie Grove Director, Monument Creek Village

Sara McCurdy Director, Eagle's Point

Laurel Koning Director, Battlement Creek Village
Bob Arrington Vice President, Willow Creek Village

Also Present: Steve Rippy Association Manager

Amie Martin Administrative Assistant

Community Members Present: Garry Evenson Pete Martinez

OWNERS OPEN FORUM

None

CALL TO ORDER

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

WELCOME NEW BOARD MEMBER

Director Lammey welcome new Board member Eric Short. Director Short is representing Tamarisk Village.

EXCUSE ABSENT BOARD MEMBERS

Director Lammey excused absent Board members Bernita Grove, Sara McCurdy, Laurel Koning and Bob Arrington.

DISCLOSURE OF CONFLICTS

Director Lammey disclosed that a company he owns is under contract with the BMSA to provide covenant protection services.

Director Fletcher disclosed that he is a Board member of the Battlement Mesa Metropolitan District and the Parachute/Battlement Mesa Park and Recreation District.

Director Hoy disclosed that a company he owns is under contract with the BMSA to provide vegetation mitigation.

Director Davidson disclosed that a company he owns is under contract with the BMSA to provide vegetation mitigation.

APPROVAL OF MINUTES

A motion was made by Director Hill and seconded by Director Davidson to accept the minutes of October 16, 2012 as amended. The motion carried unanimously.



FINANCIAL REPORTS

A motion was made by Director Davidson and seconded by Director Fletcher to approve the October 31, 2012 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Report: See attached report.

Architectural/Covenant Committee: See attached reports.

A motion was made by Director Davidson and seconded by Director Schmela to appoint Matthew Fenton to the Architectural Committee. The motion carried unanimously.

Oil & Gas Committee: See attached report.

Parks/Open Space/Trails Committee: No report.

Planning Report: No report.

Public & Community Relations Committee: See attached report.

Public Works Committee: See attached report.

Mr. Rippy reported that there are two LED lights at the entrance to Willow Creek Village that are blinking. It has been determined that the drivers that came with the fixtures were not the correct drivers. Once we received the new drivers the lights will be repaired.

Director Lammey stated that the committee recommends contacting Garfield County regarding improving the intersection at the waterfall. The road from the Colorado River Bridge to the waterfall is narrow, in the winter can stay icy and it is hard to see vehicle exiting the driveways.

A motion was made by Director Fletcher and seconded by Director Hill to appoint Director Davidson to the Public Works committee. The motion carried unanimously.

Associated Governments of Northwest Colorado: See attached report.

MANAGER REPORT

See attached report.

Mr. Rippy reported that there is new legislation in place regarding records retention on emails that are sent between Board members.

A motion was made by Director Davidson and seconded by Director Fletcher to allow Mr. Rippy to direct the BMSA attorney to update our records inspections and retention policy, in regards to the new legislation. The motion carried unanimously.

DEVELOPER REPORT

Delegate Schmela reported that there was a fire at the Willow Ridge Apartments. This is the 6th fire in the last two years.

Delegate Schmela reported that Battlement Mesa Partners occupancy rate is at 53%.





Delegate Schmela reported that the Grand River Hospital District is moving forward with the building of the new medical center in Battlement Mesa.

Delegate Schmela reported that Antero Resource is in the process of selling it's Colorado Oil & Gas assets to URSA. Delegate Schmela stated that he is meeting with representatives from URSA next week. The service use agreement that is in place with Antero was built to survive any sale of this type. Delegate Schmela stated that URSA may produce much quicker on their leases in Battlement Mesa than Antero anticipated they would do. Delegate Schmela reported that all commitments with Antero will be transferred to URSA.

Delegate Schmela reported that the Parachute/Battlement Mesa Park and Recreation District has received a \$325,000 grant from the Garfield County Federal Mineral Lease District to be used toward the development of the community park located in Battlement Mesa.

Delegate Lay reported that on December 8, 2012 there will be a children's gift exchange at the Battlement Mesa Activity Center from 1:00 to 3:00 pm.

Delegate Lay reported that Battlement Mesa Partners is sponsoring a Winter Fest event that will be held at the Battlement Mesa Golf Course on January 26, 2013. There will be a bon fire for roasting marshmallows, hay rides etc. for families to enjoy.

OLD BUSINESS

Director Hoy asked if BMSA would consider sponsoring a spring clean up in Battlement Mesa. Many communities have a spring cleanup day and it seems to cut down on the amount of trash people put by the curb on a weekly basis.

The Board of Directors agreed to discuss the potential for a spring clean up day in Battlement Mesa with Dependable Waste.

Mr. Rippy stated that the contract with Waste Management for the recycle dumpster was cancelled. The service will end on December 31, 2012. We have not received any bids for a replacement contractor. Mr. Rippy stated that he has spoken to Dependable Waste and they are working on a bid.

NEW BUSINESS

2013 Final Budget

A motion was made by Director Shepherd and seconded by Director Hill to approve the 2013 Final Budget with no increase in dues. The motion carried unanimously.

Mail in Election for Stone Ridge Village

A motion was made by Director Davidson and seconded by Director Hoy to approve the Resolution for Mail In Election for Stone Ridge Village. The motion carried unanimously.

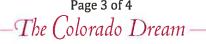
Temporary Signs

Director Lammey stated that there needs to be more clarity on temporary signs in Battlement Mesa.

A motion was made by Director Hoy and seconded by Director Shepherd to approve spending up to \$3,000 on three community signs Director Schmela will assist with the design. The signs will be erected near the cemetery, at the old Kum & Go and by the Community Counts board at Clark's Market. The motion carried unanimously.

Annual Community Meeting

Mr. Rippy stated that the annual community meeting that is usually held in December does not have a very good attendance because it is a difficult time of the year due to the holidays. After discussing when the meeting is required to be held with our attorney, the Board of Directors agreed to change the meeting date from December to February.





Post Office Box

A motion was made by Director Fletcher and seconded by Director Hill to close the BMSA post office box, effective immediately as mail delivery is available at the BMMD/BMSA offices.

The motion carried unanimously.

OTHER

A motion was made by Director Davidson and seconded by Director Hoy to purchase, the same size advertisement space as the spring edition, in the Insider's Guide to Battlement Mesa and Parachute winter edition. The motion carried unanimously.

ADJOURNMENT

The regular meeting adjourned at 11:45 am.

BMSA Financial Committee

October 2012 Report on Financial Documents

The October 2012 financial documents have been submitted to the Financial Committee by our Property Manager. Copies have been included in your packets. These have been reviewed. Our comments are similar to last month:

The financial documents cover the 10 months of our financial year and appear complete and accurate and comply with accepted financial accounting standards. As noted last month, at a going rate, unless some major unexpected issues occur, the organization should end the current year in a positive position. Specific item comments follow:

Overall, our financial position is in good shape with revenues exceeding budgeted amounts and most expenses under running budget amounts.

Under the Operating Revenues, the fines and late fees collected continue to be substantial. Our continued attention to enforcement of the Covenants is due to this increase.

On the expense side, those items that are significantly above budget estimates are known and anticipated and do not reflect any real concern.

The bottom line continues to reflect good management of our resources.

Our reserve funds invested with Edward Jones in Rifle appear in good shape. The Mark to Market deduction reflects the current market conditions and such adjustments are required by current financial standards.

BATTLEMENT MESA ARCHITECTURAL/COVENANT REVIEW COMMITTEE

MEETING MINUTES: October 3, 2012

PRESENT: Bruce Knuth/Chair, Thom Hamick, Lecia Hill, Joanne Mayo, Keith Sheppelman

NEXT MEETING: October 17, 2012

AGENDA

Meeting minutes of September 19, 2012 approved.

No letters sent.

APPLICATIONS

78 Willow Creek, Willow Creek Village

OWNER: Stephen & Kelly Cyhers REQUEST: Re- landscape front yard COMPLETION DATE: October 31, 2012

ACTION: Approved

78 Promontory Place, Willow Creek Village

OWNER: Travis & Myndie Predle

REQUEST: Paint house

COMPLETION DATE: October 31, 2012

ACTION: Approved

51 Mineral Springs Circle, Tamarisk Meadows

OWNER: Karen Conrad

REQUEST: Plant Rocky Mtn Ash tree front yard

COMPLETION DATE: October 31,2012

ACTION: Approved

BATTLEMENT MESA ARCHITECTURAL/COVENANT REVIEW COMMITTEE

MEETING MINUTES: OCTOBER 17, 2012

PRESENT: BRUCE KNUTH/CHAIR, THOM HAMICK, LECIA HILL, JOANNE MAYO

KEITH SHEPPELMAN

NEXT MEETING: NOVEMBER 7, 2012 AT 3PM

AGENDA

Meeting minutes from the October 3, 2012 approved.

No applications.

Bruce Knuth presented to the committee a letter of resignation from ARC as of November 1, 2012.

BATTLEMENT MESA ARCHITECTURAL REVIEW/COVENANT COMMITTEE

MEETING MINUTES: NOVEMBER 7, 2012

PRESENT: THOM HAMICK, LECIA HILL, JOANNE MAYO, KEITH SHEPPELMAN

NEXT MEETING: NOVEMBER 21, 2012

AGENDA

Meeting minutes from October 17, 2012 approved.

APPLICATIONS:

27 Black Sulphur Place, Tamarisk Meadows

OWNER: Amie Martin

REQUEST: Install wrought iron star above garage door.

COMPLETION DATE: 11.30.2012

ACTION: Approved

411 Meadow Creek Drive, The Reserve

OWNER: Matthew Fenton

REQUEST: Remove tamarisk, install in ground trampoline, reapplying to install flag pole.

COMPLETION DATE: Tamarisk has been removed, trampoline in ground.

Completion date for flag pole 11.30.2012

ACTION: Approved

146 Queen City Circle, Saddleback Village

OWNER: Jason and Amy Collier

REQUEST: Replace fence westside of property line and 2 short sections north and south

from 4ft to 6ft.

COMPLETION DATE: 12.1.2012

ACTION: Approved

Report Period:

Willow Creek

October 2012

Violations YTD Violations This Mo. 86

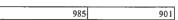
	Monthly Violations By Village	% of Total Violations
Battiement Creek	3	3%
Other	1	1%
Canyon View	1	1%
Eagles Point	8	9%
Fairway Viiias	0	0%
Mesa Ridge	1	1%
Monument Creek	13	15%
Reserve	3	3%
Stone Ridge	5	6%
Tam Meadows	7	8%
Tam Viiiage	ii	13%
Valley View	26	30%

86	100%

	Monthly Violations By Type	% of Total Violations
Vegetation	0	0%
Side Yard	1	1%
Maintenance	12	14%
Lot Maintenance	0	0%
Parking	9	10%
Pets	2	2%
Signs	8	9%
Trash	30	35%
Unsigntliness	7	8%
Vehicle	15	i7%
Sports Equipment	2	2%

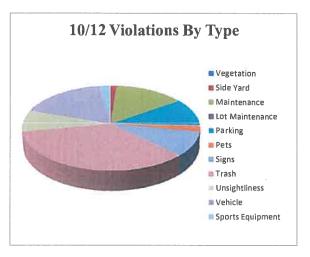
l	10000
86	100%

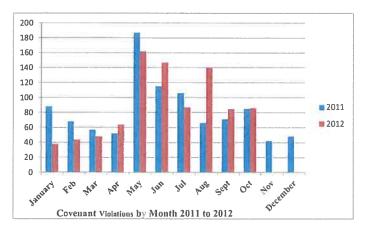
	2011	2012
January	88	38
Feb	68	44
Mar	57	48
Apr	52	64
May	187	162
Jun	115	147
Jui	106	87
Aug	66	140
Sept	71	85
Oct	85	86
Nov	42	
December	48	



Covenant Protection Violation Report Report Prepared By: Keith Lammey Oct-12







Report Date: 10/31/2012	10/31/2012			Renort Prenared hv. Kaith I ammon
Date	House No Street	Village	Tvne	Description of Violation
10/6/2012	134 Boulder Ridge Drive		Politcal Signs	12:30pm-11 political signs, 7 to close to the street and 4 are for
10/3/2012	290 Roan Creek Drive	Battlement Creek	Trash	12:33pm-Trash cart out.
10/3/2012	31 Boulder Ridge Drive	ve Battlement Creek	Vehicle	12:30pm-5th wheel trailer parked on driveway for about 2 weeks.
10/3/2012	170 Limberpine Circle	Canyon View	Trash	12:01pm-Trash cart out
10/23/2012	105 Talon Trail	Eagle's Point	Maintenance	12:39pm-Tall weeds.
10/3/2012	105 Talon Trail		Trash	12:39pm-Trash cart out.
10/3/2012	108 Eagle Ridge Drive	Eagle's Point	Trash	12:43pm-Trash cart out. No letter sent.
10/23/2012	21 Raptor Court	Eagle's Point	Trash	1
10/23/2012	15 Raptor Court	Eagle's Point	Trash	12:42pm-Trash cart out.
10/3/2012	105 Talon Trail	Eagle's Point	Unsightliness	12:39pm-Landscape fabric laving in rocks.
10/3/2012	162 Eagle Ridge Drive	Eagle's Point	Unsightliness	12:41pm-Metal truck rack and tool box on driveway.
10/6/2012	88 Eagle Ridge Drive		Vehicle	12:42pm-Utility trailer parked on the right side of the yard. No
10/23/2012	8 West Ridge Court	Mesa Ridge	Vehicle	12.46nm-Small RV narked on driveway No letter cent
10/16/2012	23 Lupine Lane	Monument Creek	Politcal Signs	11:08am-Political sign to close to the street.
10/16/2012	12 Cottonwood Court		Politcal Signs	11:15am-7 political signs to close to the street. Two signs are for the same candidate.
10/16/2012	21 Cactus Court	Monument Creek	Side yard	11:03am-Welding trucked parked in rocks/lawn left of the driveway.
10/6/2012	26 Pinetree Place	Monument Creek	Sports Equipment	10:58am-Basketball hoop in street.
10/3/2012	142 Sagemont Circle	Monument Creek	Trash	11:46am-Trash cart out.
10/3/2012	626 Ponderosa Circle	Monument Creek	Trash	11:55am-Trash cart out.
10/6/2012	305 Ponderosa Circle	Monument Creek	Trash	11:10am-Trash cart out.
10/16/2012	97 Rosewood Way	Monument Creek	Trash	11:04am-Trash cart out.
10/16/2012	36 Willowview Way	Monument Creek	Trash	11:13am-Trash cart out.
10/3/2012	105 Ponderosa Circle	Monument Creek	Vehicle	11:51am-ATV parked on driveway.
10/6/2012	12 Columbine Lane	Monument Creek	Vehicle	10:59am-Trailer with atv parked on street.
10/6/2012	33 Juniper Lane	Monument Creek	Vehicle	11:11am-Truck with trailer with firewood parked on driveway. No letter sent.
10/13/2012	525 Ponderosa Circle	Monument Creek	Vehicle	11:53am-RV/Cargo trailer aprked on driveway. CO plates 825-TEB.
10/18/2012	306 County Road 340	Other	Signs	Sandwich board promoting private enterprise
10/16/2012	311 Lodgepole Circle	Stone Ridge	Illegal Signs	11:20am-A for sale sign and for rent sign on property.
10/13/2012	240 Lodgepole Circle	Stone Ridge	Maintenance	11:58am-Dead Aspen trees.
10/18/2012	373 Lodgepole Circle	Stone Ridge	Maintenance	Weeds in rock areas on front and side yard
10/18/2012	373 Lodgepole Circle	Stone Ridge	Pets	Acted on neighbor complaint regarding pets running loose

10/6/2012	25 Alder Court	Stone Ridge	Politcal Signs	11:27am-Political sign posted to close to the street. Spoke to owner. No letter sent.
10/3/2012	5 Pinnacle Place	Tamarisk Meadows	Maintenance	11:43am-Weeds in rocks to the left of driveway in the rocks and tall weeds on the west side of the property.
10/6/2012	414 Mineral Springs Circle	Tamarisk Meadows	Maintenance	10:38am-Weeds in rocks by stop sign on Tamarisk Trail.
10/6/2012	17 Black Sulphur Place	Tamarisk Meadows	Maintenance	10:40am-Weeds in rocks to the left of the driveway.
10/6/2012	5 Black Sulphur Place	Tamarisk Meadows	Maintenance	10:40am-Weeds in rocks by the stop sign on Mineral Springs Circle.
10/6/2012	39 Goldfield Court	Tamarisk Meadows	Maintenance	10:50am-Weeds in rocks on the right side of the driveway. Alfalfa growing in Jawn area
10/16/2012	392 Mineral Springs Circle	Tamarisk Meadows	Maintenance	10:42am-A lot of weeds at right side of driveway.
10/3/2012	26 Little Phoenix Way	Tamarisk Meadows	Trash	11:39am-Trash cart out.
10/31/2012	23 East Bonanza Place	Tamarisk Village	Pets	Investigated Complaint from neighbor
10/6/2012	204 E Tamarack Circle	Tamarisk Village	Sports Equipment	10:25am-Basketball hoop at curb.
10/3/2012	127 E Tamarack Circle	Tamarisk Village	Trash	11:27am-Trash cart out.
10/3/2012	80 Cedar Circle	Tamarisk Village	Trash	11:34am-Trash cart out.
10/13/2012	181 E Tamarack Circle	Tamarisk Village	Trash	11:28am-Trash cart out.
10/13/2012	22 Cedar Circle	Tamarisk Village	Trash	11:34am-Trash cart out.
10/13/2012	146 Queen City Circle	Tamarisk Village	Trash	11:36am-Trash cart out.
10/16/2012	22 Cedar Circle	Tamarisk Village	Trash	10:32am-Trash cart out.
10/18/2012	108 East Bonanza Place	Tamarisk Village	Trash	Investigated complaint regarding leaf piles
10/13/2012	114 E Bonanza Place	Tamarisk Village	Unsightliness	11:32am-Table with rocks on driveway and wire leaning against
10/12/1017	10.0		1 . 1 . 1	
7107/01/01	103 Queen City Circle	Tamarısk Village	Vehicle	10:33am-Trailer parked on street. No letter sent.
10/3/2012	345 Meadow Creek Drive	The Reserve	Trash	12:28pm-Trash cart out.
10/3/2012	369 Meadow Creek Drive	The Reserve	Unsightliness	12:29pm-Cans strung throughout the yard.
10/18/2012	318 Meadow Creek Drive	The Reserve	Unsightliness	Large pile of building materials on front entryway
10/6/2012	229 Cliff View Circle	Valley View	Illegal Signs	12:07pm-Two for rent signs on property.
10/3/2012	23 Bryan Loop	Valley View	Maintenance	12:09pm-Tall weeds in back yard that can be seen from Gregory Lane.
10/3/2012	41 Bryan Loop	Valley View	Maintenance	12:09pm-Tall weeds in back yard that can be seen from Gregory Lane.
10/3/2012	47 Bryan Loop	Valley View	Maintenance	12:09pm-Tall weeds in back yard that can be seen from Gregory Lane.
10/13/2012	43 Bryan Loop	Valley View	Parking	Parking on street
10/16/2012	75 Bryan Loop	Valley View	Parking	Parking on street
10/19/2012	47 Bryan Loop	Valley View	Parking	Parking on street
10/21/2012	10 Jessica Lane	Valley View	Parking	Failure to display parking permit
10/22/2012	110 Angelica Circle	Valley View	Parking	Failure to display parking permit
10/25/2012	31 Angelica Circle	Valley View	Parking	Failure to display parking permit
10/26/2012	18 Angelica Circle	Valley View	Parking	Failure to display parking permit

10/00/01	77 135:10 V	X 7 - 11 - X 71		
7107/27/017	/+ CIIII VIEW CI	valley view	Farking	Parking on street
10/31/2012	39 Angelica Circle	Valley View	Parking	Failure to display parking permit
10/3/2012	110 Angelica Circle	Valley View	Trash	12:03pm-Trash cart out.
10/3/2012	22 Cliff View Court	Valley View	Trash	12:12pm-Trash cart out.
10/3/2012	26 Cliff View Lane	Valley View	Trash	12:14pm-Trash cart out.
10/3/2012	10 Jessica Lane	Valley View	Trash	12:14pm-Trash cart out.
10/6/2012	13 Angelica Circle	Valley View	Trash	11:56am-Trash cart out.
10/6/2012	218 Cliff View Circle	Valley View	Trash	12:06pm-Trash cart out.
10/13/2012	33 Cliff View Court	Valley View	Trash	12:13pm-Trash cart out.
10/13/2012	218 Cliff View Circle	Valley View	Trash	12:15pm-Trash cart out.
10/16/2012	22 Cliff View Court	Valley View	Trash	12:00pm-Trash cart out.
10/3/2012	47 Bryan Loop	Valley View	Unsightliness	12:09pm-Table saw set up in back yard.
10/16/2012	72 Cliff View Court	Valley View	Unsightliness	11:59am-Large blue and white cooler on sidewalk.
10/3/2012	72 Cliff View Court	Vallev View	Vehicle	12:11pm-Red Dodge Dually Truck CO plates 897-OUT parked
				on driveway leaking oil.
10/13/2012	153 Cliff View Circle	Valley View	Vehicle	12:16pm-Large RV parked on driveway.
10/16/2012	18 Willow Creek Court	Willow Creek	Politcal Signs	12:20pm-6 political signs about 3 feet from street.
10/16/2012	87 River View Place	Willow Creek	Trash	12:13pm-Trash cart out.
10/3/2012	57 River View Place	Willow Creek	Vehicle	12:18pm-Cargo trailer parked on driveway. No letter sent.
10/3/2012	78 Willow Creek Trail	Willow Crook	Vehicle	12:21pm-White cargo trailer parked on driveway. CO plates
7107 (616)	thiow cicca tian	WILLOW CICCA	v cincic	M163373. No letter sent.
10/6/2012	57 River View Place	Willow Creek	Vehicle	12:13pm-Cargo trailer parked on street.
10/6/2012	38 Willow Creek Court	Willow Crook	Vehicle	12:15pm-Utility trailer with atv parked on driveway. No letter
		WINOW CICCIA	, cincio	sent.
10/6/2012	49 Ridge View Place	Willow Creek	Vehicle	12:18pm-RV parked on street. No letter sent.



Overview of the Oil and Gas Committee.

- •At the Direction of the Board of Directors monitor and report on energy issues affecting the Battlement Mesa Planned Unit Development (PUD) and/or energy issues outside the PUD if those issues could affect the health and welfare of Battlement Mesa residents. Also, provide a communication outlet between the energy industry, Energy Advisory Board, Local Government Designee and the BMSA.
- 1. The Committee shall review and monitor energy issues in the Battlement Mesa area and report to the Board of Directors.
- 2. The Committee shall meet, when necessary, with energy companies to gather information about their activities and/or communicate concerns.
- 3. The Committee shall make every attempt to achieve the desired outcome by negotiation rather than confrontation on issues involving energy companies.
- 4. The Committee may from time to time hold informational gatherings with the mineral extraction industry, BMSA Board of Directors and community members.
- 5. The Committee shall make requests of the Board of Directors for approval of all expenditures.
- 6. As requested by the Board of Directors, conduct other committee related duties as assigned.
- 7. Review its own performance annually and submit a report to the Board of Directors identifying what had been accomplished by the Committee.

Attendance at the Oil & Gas Committee Meeting

- Oil & Gas Committee Members Chuck Hall, Don Mumma, Lynn Shore, & Frances Rose.
- The audience included thirty four people in attendance.

Current Focus

- The Committee is following activities in and around the PUD to include air monitoring and drilling by Antero, Encana and Williams (WPX), Williams Midstream and now Ursa Resources Group II, LLC. In addition, the Colorado Oil and Gas Conversation Commission regarding potential rule changes.
- On November 13, 2012
 - Kirby Wynn (Garfield County Oil & Gas Liaison) presented information on the Colorado Oil and Gas Conservation Commission (COGCC) Rule Making Process in relation to well setbacks and groundwater sampling and monitoring.
 - Don Simpson (Ursa Resources Group, LLC Vice President) presented information regarding his Company. Ursa Resources Group is in the process of purchasing the Antero Resources leases in the Piceance Basin.

Action Items & Next Steps

• Mr. Wynn stated that those interested may attend the Garfield County Commissioners meeting at 8 A.M., on 11/20/12, in the Garfield County Commissioners' Room, in Glenwood Springs. This is a special meeting for Public Comment from stakeholders (i.e. businesses, gas industry, ranchers, area residents, special interest). The Commissioners are looking for public comment from the community on which to make their decision, whether to be non-committal, support the recommend changes,



support the recommend changes with modification, or not support the changes to the Rules.

- Currently the setbacks for rural/remote areas is 150 feet; the new Draft Rule would be 200 feet.
- The permit Application Comment Period would be 40 days, especially where large groups congregate or live; at present, the comment period is 20 days.
- The odor Mitigation Zone Reduction currently is 1,320 feet from a well pad in Garfield County. The
 proposed rule change is to be 1,000 feet from a well pad statewide. This would reduce the radius
 in Garfield County by 320 feet.
- Areas with a more urban setting the required setback will remain at 350 feet, but requires industry to have good faith consultation with nearby land owners, to include operational plans, setbacks, equipment reclamation plans, nuisance issues and proposed mitigation for these issues.
- There are proposed adjusted well/production facility setbacks to include four buffer zones.
 - Exception zone 350 feet or less; it is required that the building Unit owner meet and approve the space with the operator.
 - Exception zone 1000 feet or less; requires a meeting with the Building Unit Owner for buildings within this footage.
 - Exception zone High Occupancy Buildings (i.e. Hospitals, prisons, schools) inside of 750 feet requires COGCC approval.
 - Exception zone Designated Outside Activity Area (i.e. ball park, parks) requires a setback of 350 feet. COGCC discretion is needed if reduced distance is suggested, this will be on a caseby-case basis.
- Regarding groundwater sampling there is a voluntary program currently in place in Garfield County with compliance by the operators within the County. COGCC recommends changes to the rules to require statewide pre and post drilling and completion sampling using a more comprehensive approach. All data samples would be on the COGCC website.
- Important dates for COGCC rule making changes:
 - 14-15 November 2012 COGCC Hearing Public Comment.
 - 20 November 2012 BOCC work session on rule making changes.
 - 30 November 2012 deadline for BOCC comment on rule making changes.
 - 10-11 December 2012 COGCC hearing on rule making changes.
 - 21 December 2012 is the deadline for and rebuttal statements from any party on proposed rule changes.
 - 7-8 January 2013 COGCC final rule making decision target date.
- Mr. Simpson (Ursa Resources Group) was joined on this visit by Jarrad McGhee (Ursa Resources Land man) and David Strickland (Antero Resources Land man).
 - Mr. Simpson represents the company that is in the process of purchasing the Antero Resources leases in the Piceance Basin. A history of Ursa Resources Group was presented. Ursa was formed in 2008, primarily by former employees of Shell Corporation. From 2009 to 20011, the company operated a full spectrum of drilling in Texas, North Dakota and Montana. During 2011, the Ursa sold their interests in those areas. In 2012, Ursa owners looked at a variety of properties in other areas and decided on the leases that Antero Resources owned within the Piceance Basin.



- Ursa has been implementing new technology in areas that they have been working. They are looking to bring technology that has not been used in this area. Ursa's mission is to develop the product through a responsible, safe, respectful and sustainable manner. Many of the Ursa team is "younger" and are up on much of the new technology. During December 2012 Ursa expects to complete the purchase of the Antero Resources leases.
- The particulars of Ursa plans for the Battlement Mesa PUD are yet to be finalized. The surface use agreement between Antero Resources and Battlement Mesa Company is in place and will be honored by Ursa.

Action Items / Next Steps

- Regarding the COGCC's proposed rule changes:
 - In the Surface Use Agreement between Antero Resources and Battlement Mesa Company, the planned well pads are all further from resident dwellings than the 350 foot setbacks, but some dwellings are within the 1000 foot exception zone that the COGCC rule changes are proposing.
 - Recommend that the BMSA supports the proposed COGCC's rule changes on setbacks.
 - Since Garfield County has an odor Mitigation Zone Reduction that is 1,320 feet from a well pad and the proposed rule change is to be 1,000 feet from a well pad statewide.
 - Recommend that the BMSA does not supports that the COGCC's rule change that the reduction should be 1,000 feet, it should be 1,320 feet as it currently exists in this and two other counties.
 - Recommend that the BMSA sends a letter to the BOCC reflecting these recommendations.
- Regarding Ursa Resources Group:
 - Recommend that the BMSA setup a meeting with Ursa after the agreement between Antero Resources and Ursa is completed.



Public and Community Relations Committee Meeting Update November 20, 2012 BMSA Meeting

Overview

The Public and Community Relations Committee's efforts continue to be focused on the following long term goals.

- Maintain and update the new BattlementMesaColorado.com website and promote the site to the extent possible. Continue to explore additional opportunities to make the site more useful and interesting.
- Reestablish procedures and acquire the equipment in order to use Comcast Public Access Channel 50.
- In conjunction with the four Northwestern Colorado counties, cities and towns, develop a visitor Rack Card for Battlement Mesa/Parachute.
- Identify, develop and implement a strategy to enhance the benefit to and increase the community attendance at the December 2012 BMSA Community Meeting. Twelve people attended the December 14, 2011 meeting thus it is apparent that the format, content or timing needs to change or we simply need to discontinue the meeting.
- Develop and implement a marketing and promotional plan to showcase the positive lifestyle available by living in the Battlement Mesa Community.
- Continue to develop relations and interactions with the BMMD, Town of Parachute, Garfield County and State and Federal Government agencies and regulatory bodies for the betterment of the Battlement Mesa Community.

Current Focus

- Website. As time permitted, additional work was done on our website, www.BattlementMesaColorado.com. The website traffic continues to be strong. During October, there were 8,328 total visits to the site, 26,781 page views and 650,012 hits on the site. The number visits, page views and hits on the site were consistent with our recent averages. (Definition of Hit: A hit represents a request to your web site for a file such as an image, a web page, or a CGI script. One web page may contain several related resources, and as a result, a visitor viewing one web page may trigger several hits.)
- Newsletter Our newsletter distribution list has increased to 382 but is still less than we think it could/should be. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The October newsletter was opened by 152 for a 45.1 percent open rate (above the industry average) with a click through rate of 28.3 (more than twice the industry average.
- Rack Card. We have approved the final proof of the Rack Card and the printed cards will be available soon. I am including a digital copy of the completed rack card.
- Showcase Positive Lifestyle Work and ad sales are progressing on the Winter edition of the Insiders' Guide.
- Comcast Cable 50 Access Channel. On hold due to inadequate time to pursue.
- <u>Facebook</u> Our facebook "friend" list has grown to 103, (up by 5) of which only 21 (so far) say they "like us" (up by 3). If you have a facebook account, please join our friend list and, encourage others to do so.
- <u>NWCCHT</u>. During the past month we worked with the Northwest Colorado Cultural Heritage Tourism to prepare a small promotional ad about Battlement Mesa and Parachute in the upcoming Colorado Visitor's Guide which has a 750,000 copy distribution. This was free to us. This isn't a "big splash" for our area but it might draw traffic to the NWCCHT website where we have a larger presence. The NWCCHT website can be found at www.nwcoloradoheritagetravel.org.





Action Items/Next Steps

- Work on the content for the Winter Insider's Guide.
- Suggest guidelines to the BMSA board that should be adopted for the website's classified ad section and business listing section. (Still pending)
- Resolve the photo controversy on the Rack Card project and approve a final design.
- As time permits, explore costs and alternatives to re-starting Comcast Cable 50 broadcasting.
- Continue our efforts to enhance the website.

Respectively Submitted by: Keith Lammey, Acting Chair Public and Community Relations Committee



Public Works Committee

Meeting Minutes of October 19, 2012

In attendance: Keith Sheppelman, Chairman; Members: Richard Deussen, Steve Rippy, Jeff Hill

Current Committee Goals:

- Keep an eye on maintenance items within the community.
- Public Works Committee members are to serve as a liaison between public members and both BMMD and BMSA.
- Identify community enhancement improvements
- Identify Care Flight helipad site and prepare for use.
- Road improvements and redesign of waterfall area intersection.

Current Focus:

Frontier Electric is currently in the process of installing a total of 10 LED street lights on existing utility poles. Two LED lights are being installed in the median along the West Battlement Parkway, three each near the two entrances into Willow Creek, and two within the community. This lighting will be monitored to determine power consumption and potential savings as well as resident comments. Mr. Deussen estimated the LED lighting in Rifle is saving an estimated 60% with a payback of the initial cost of three years.

The resurfacing of the trails is now in process. Though taking longer than the originally projected five days for completion it will soon be done. Frontier Paving Inc. is doing a quality job and the committee is pleased.

A trash can, park bench, and a sign thanking supporters is now in place on the Library Trail. There remains some clean up of ground to the sides of the trail, gravel spread and some reseeding to be completed.

The intersection of the North and West Parkways was discussed. The Committee recommends that Garfield County be approached and encourage the development of a preliminary plan to redesign and improve the safety of the intersection.

It was further suggested that potential improvements be investigated for energy savings and reduced maintenance for the water fall at the entrance into Battlement Mesa.



BMSA Board of Directors Meeting November 20, 2012 Associated Governments of Northwest Colorado Committee Update

Last Meeting: November 8, 2012 Attended by: Keith Lammey

Absent: N/A

Next Meeting: January 10, 2013, 10 AM, Rifle, CO

Overview

The AGNC met in Rifle on November 8, 2012. Counting guests and interested public, approximately 40 people attended the meeting. The next meeting will be held in Rifle on January 10, 2013. The meeting is open to the public and you are welcome to attend. Normally, lunch is provided, at no charge, to everyone who attends the meeting, including the public.

The November meeting featured two interesting guest speakers: Elizabeth Garner, Colorado's State Demographer and Martha Moore from the Colorado River District. In addition, Dianna Orf, the AGNC's Lobbyist gave an informative recap of the changes in the state house that resulted from the November election and how that might influence legislative activity in the 2013 legislature. The Sage Grouse issue continues to be a hot topic of discussion and concern and was discussed extensively.

Respectively Submitted by:
Keith Lammey, BMSA Representative
Associated Governments of Northwest Colorado



Thursday November 8th, 2012 AGNC BOARD OF DIRECTORS MEETING 10:00 - 2:30207 East Ave. Rifle Library, Rifle, CO

10:00 am 1. Call to order and introductions: Mike Samson

Speaker: Elizabeth Garner, State Demographer

- 2. Consider additions/changes to agenda
- 3. Public comment/Board Member comment
- 4. Set next meeting date and place: January 10th Rifle
- 5. Approval of minutes of previous meeting: September 13, 2012
- 6. Budget report: Jane Whitt Presentation of September, October financials

Presentation of Budget vs. Actual and Balance sheet

Profit & Loss - Dinosaur Welcome Center Area Agency on Aging payments to date

- 12:00 **Speaker:** Martha Moore – Colorado River District
 - 7. Legislative Update Dianna Orf
 - 8. Executive Director Report: Scott McInnis
 - 9. Project and Committee Reports:
 - Area Agency on Aging: Dave Norman
 - Dinosaur Welcome Center: Cheryl McDonald
 - Enterprise Zone: Jane Whitt
 - Federal Mineral Lease Districts update: Mike Samson
 - NW Oil & Gas Forum: Mike Samson
 - Sage Grouse Issue: Shawn Bolton
 - 10. New Business:
 - 11. Adjournment

AGNC BOARD OF DIRECTORS MEETING MINUTES September 13th, 2012

4-H Building, Meeker Fairgrounds Meeker, Colorado

Chairman Mike Samson called the meeting to order at 9:31am. Introductions were as follows. Board members and alternates present were: Mike Samson, Garfield County; Doug Monger, Routt County; Shawn Bolton, Ken Parsons, Rio Blanco County; Tom Mathers, Jeff Comstock, Moffat County; Lisa Hatch, Peter Brixius, Rangely, Winnie DelliQuadri, Steamboat Springs; Craig Meis, Mesa County; Keith Lammey, Battlement Mesa. Others present were Bonnie Peterson, Club 20; Toni Hernandez, Elyse Ackerman, DOLA; Scott Meszaros, Meeker; Jim Doody, Rich Englehart, Elizabeth Tice, Grand Junction; Lori McInnis, Jeff Eskelson, Mike Hoke, Pioneer Medical Center; Ted & Richard Orf, AGNC Lobbyists; Scott McInnis and Jane Whitt, AGNC staff.

Speaker Bonnie Peterson, Executive Director of Club 20 addressed issues of the western slope and spoke of the relationship with AGNC and the cooperative effort that makes both entities a stronger voice in the state.

Craig Meis made the motion to support Club 20's resolution EN-11-1 on Western Slope Mineral Energy Resources and directed staff to write a letter of support to send to the officials and agencies involved. Second was made by Lisa Hatch. **Motion carried**.

CHANGES AND ADDITIONS TO AGENDA: none

PUBLIC COMMENT/BOARD MEMBER COMMENT: Doug Monger asked that creating value for municipalities continue to be discussed.

NEXT MEETING – The next board meeting will take place Thursday November 8th, Rifle. Place TBD.

MINUTES of the July 12th meeting were presented. A motion was made by Doug Monger to accept the minutes and second was made by Craig Meis. **Motion carried**.

BUDGET REPORT –The July and August financials, Budget versus Actual and Balance sheet were presented by Jane Whitt. Craig Meis made the motion to approve the July August disbursements and financials. Second was made by Lisa Hatch. **Motion carried**.

Scott McInnis presented the 2013 committee approved budget line by line. For the year 2013 we will ask for dues that are 70% of dues previously paid. This will not add to the surplus but will allow funding of the 2013 operations. Should additional revenues occur, for example from municipality involvement, the resulting reserve will be discussed at mid-year. After discussion the motion to approve the 2013 budget and dues structure was made by Tom Mathers. Second was made by Doug Monger. **Motion carried**.

Toni Hernandez from DOLA gave a power point presentation on Severance tax and Federal mineral lease direct distribution. It gave comparisons from the last three years and shows a slight increase in payments for 2012. DOLA will be implementing the Energy Impact Grants and they will have 20 million for the first cycle. December will be the first cycle. DOLA is offering administrative grants up to \$25,000 for engineering/design costs for the planning of projects. Cycles of grants will be based on the forecast of severance tax dollars collected.

Lunch Speaker: John Reeves Sr. former CEO of Mid Continent Coal and Coke gave an interesting presentation on the Mines of Coal Basin.

Legislative update – Ted and Richard Orf attended the meeting. January there will be between 28 and 45 new legislators. The Orf & Orf Office will work at educating them on the issues of interest to Northwest Colorado and AGNC. Ted and Richard gave a report on possible bills being discussed by the various interim committees. They will know more in two weeks after the drafts are submitted. A conference call will take place each Friday with the AGNC policy committee during the legislative session to discuss and take positions on the bills.

EXECUTIVE DIRECTOR REPORT – Scott reported that he meets in the office on Wednesdays with Mike Samson and Jane Whitt. The other two days he travels to the municipalities and agencies to meet with officials and stay informed about the issues affecting our area. Last month Scott met with the Rangely and Mesa county officials. This month he will be meeting with Silt and New Castle. Scott will work on a press release about the Thompson Divide issue.

AAoA – no report as Dave Norman was in Denver chairing the Long Term Care Support Services committee.

DINOSAUR WELCOME CENTER – Cheryl Mcdonald sent in a written report included in the packet. Scott reported that from his recent visit to the center he came back with a very positive view of the operation and staff.

ENTERPRISE ZONE – Jane Whitt mentioned that she is in the process of re-certifying all the contribution projects for 2013. Jane reported she had received an email stating that the Enterprise Zone will be offered an Administrative Grant that may be used for the EZ Administrators salary. More information will come out on that later in the month.

FML District update – There are three FML Districts operating at this time. They are Garfield, Mesa and Park County. Garfield has awarded \$1.6 mil in grants this spring and will award another \$1.6 mil in grants this fall. Garfield County is adding mini-grants up to \$25,000 for the planning of projects.

OIL & Gas Forum – Mike Samson reported the Oil & Gas Forum took place on Sept 6th in Rifle at the CMC campus. Around 60 people attended. Matt Lepore the new COGCC Director was the speaker.

HB1365 update – Ruling by the Denver judge wanted to consolidate 2 cases. AGNC opposed the merge but the judge awarded the consolidation of the two issues.

Greater Sage Grouse – Shawn Bolton reported he felt the committee was backsliding. Seven counties sent out letters and yet the BLM is not listening to the local perspective and how they are addressing the sage grouse. Jeff Comstock said the Governor's office is planning on meeting with them to hear their side of the issue and ask what corrections need to be made to the BLM plans.

OTHER - Toni Hernandez asked for more feedback on Executive Order 5.

Scott thanked Toni and Elyse for attending the meeting.

ADJOURNMENT – Chairman Mike Samson adjourned the meeting at 2:30 pm. Minutes approved this ____ day of November 2012.