



BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 20, 2011

APPROVED

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

Also Present:	Steve Rippy	Association Manager
	Amie Martin	Administrative Assistant

Community Members Present: None

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Lammey called the meeting to order at 9:09 am.

**EXCUSE ABSENT BOARD MEMBERS**

No Board members absent.

**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 Hill to approve the November 15, 2011 minutes with corrections. The motion carried unanimously.

**FINANCIAL REPORTS**

Mr. Rippy explained that the money we had to pay the IRS for the Comcast Franchise Fee was taken out of the operations fund.

Director Shepherd stated that he would like the Finance Committee to meet with Mr. Rippy to discuss the CPA classifying these funds incorrectly.



Director Koning stated that we need to look into the possibility of the auditors being responsible for the late charges to the IRS since it was an error made by the auditors.

Mr. Rippe explained that franchise fees began when Battlement Mesa Company sold the cable company to Comcast. Mr. Rippe stated that he is not sure why we receive these funds. Possibly an agreement Tom Beard had with Comcast.

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

#### **COMMITTEE REPORTS**

**Finance Report:** Director Shepherd stated that he did not realize how much money was being allocated to our reserves until he saw the slide show Director Lammey presented at the Annual Community Meeting. Director Shepherd stated that we need to closely watch our financial status and be prepared to raise the fees for 2013.

Director Lammey stated that we need to re-evaluate after we receive the reserve fund study.

Mr. Rippe stated that he hopes to have the study back by the next meeting.

**Architectural/Covenant Committee:** A motion was made by Director Schmela and seconded by Director McCurdy to appoint Chris Stockton to the Architectural Committee. The motion carried unanimously.

Director Lammey reported that there were 42 covenant violations for November 2011 bringing the total to 991 for 2011. Director Lammey stated that the violations for Tamarisk Village are down dramatically.

**Oil & Gas Committee:** No report given.

**Parks/Open Space/Trails Committee:** No report given.

Director Lammey expressed concern about a recent letter to the editor that appeared in the Grand Valley Echo concerning the proposed community park. After much Director discussion, a motion was made by Director Davidson and seconded by Director Hoy to have Director Lammey write a letter to the chair of the Parks/Open Space/Trails Committee (POST) expressing the Board's concerns about lack of support and commitment to the POST committee and the decisions or actions taken by the BMSA Board of Directors wherein expectations were set regarding continuing to serve on the committee. The motion carried with Director Shepherd abstained.

**Planning Committee:** Director Schmela reported the first design of the new park will be completed in January 2012. There will be a lot of 3D graphics included in the plans.

Director Koning stated that the Board needs to educate the community on the park as there appears to be a lot of negativity surrounding the development of the new park.

Director Lammey stated that there may need to be more public surveys done as the process moves forward.

**Public & Community Relations Committee:** Director Lammey stated that the Board needs to come up with a way to get more people involved in the community meetings.

Director Lammey reported that the first online newsletter will be emailed out on December 31, 2011.

**Public Works Committee:** Director Sheppelman reported that the next meeting will be held in January 2012.

**Associated Governments of Northwest Colorado:** Director Lammey stated that the next meeting is scheduled for Thursday, January 12, 2012 at the Grand Valley Fire Protection District. All Board members are urged to attend.

#### **MANAGER REPORT**

Mr. Rippey stated that the Garfield County Road and Bridge Department has appointed Ray Sword to oversee the Battlement Mesa Area.

Mr. Rippey reported that John Lavey with the Garfield Legacy Project would like to attend the Board meeting on January 17, 2012 to give a short presentation. This will be added to the agenda for the January 17, 2012 meeting.

Mr. Rippey reported that the concrete work on the library trail has been completed. The contractor has some final grading and re-vegetation left to complete. John Lyons will be installing the fence in the spring.

#### **DEVELOPER REPORT**

Director Schmela reported that the Annual Antero meeting will be held in February 2012.

Director Schmela reported that Mary Jane Wahlman from BMC has retired after many years of service.

Director Schmela reported that the Battlement Mesa True Value store is opening a gun area.

Director Schmela reported that due to very low attendance, the coffee talk meetings will be held quarterly instead of monthly.

Director Schmela reported that Colorado Department of Transportation has put the new Parachute interchange out to bid. The contractor will be using dirt from the Battlement Mesa Middle School area.

Director Schmela reported that BMC is still working with a discount retailer to build in Battlement Mesa.

Director Schmela reported that Centurylink is installing a new fiber optic line in Battlement Mesa.

Director Lay reported that he is discussing with Clark's Market the possible installation of an informational television in the store.

Director Lay reported that BMC is working with CDOT regarding the signage on the I70 corridor for Battlement Mesa. Director Lay stated that it would cost about \$900 per direction to have the business signs displayed along I70. Director Lay reported that CDOT requires businesses to pursue the installation of signs along I70, the developer can not do the work.

Director Lay reported that there is a new tenant moving into the Saddleback Center. Tanfastic Nails & Tanning has signed a 6 year agreement. Director Lay reported that the Headlines Salon has also extended their contract.

#### **OLD BUSINESS**

**Antero-Easement Request:** No new information has been received.

#### **NEW BUSINESS**

**2012 BMMD Management Agreement:** Mr. Rippey explained that the changes to the contract, besides the dates, are as follows: The new contract is for a three year agreement with a charge of \$66,000 for 2012, \$78,000 for 2013 and \$84,000 for 2014. The management charges for Tamarisk Village will be \$6,000 for each of the years.

A motion was made by Director Shepherd and seconded by Director Arrington to accept the agreement for a three year term from January 1, 2012 through December 31, 2014. The motion carried. Director McCurdy abstained.

**2011 Amended Budget:** A motion was made by Director Davidson and seconded by Director Shepherd to approve the Amended 2011 budget as prepared. The motion carried unanimously.

**Monument Creek Village Resolution regarding voting by mail:** A motion was made by Director McCurdy and seconded by Director Koning to adopt the resolution. The motion carried unanimously.

**OTHER BUSINESS**

Director Koning asked the Board to consider sponsoring a movie night in 2012. The cost would be about \$600. A motion was made by Director Shepherd and seconded by Director Hoy to sponsor one movie night in 2012. The motion carried unanimously.

**ADJOURN**

The regular meeting adjourned at 11:00 am for covenant violation hearings.

**RECONVENE**

The regular meeting reconvened at 11:15 am.

A motion was made by Director Koning and seconded by Director Hill to mow the lot at 99 Boulder Ridge Drive and charge the owner's account for the mowing fees and to also charge an additional \$50. The motion carried with Director Lammey abstaining.

A motion was made by Director Davidson and seconded by Director Hoy to leave the fines in place on the account that have already been applied and no further fines will incur as long as the owner stays in compliance. The motion carried with Director Lammey abstaining.

The Board of Directors asked Director Hoy to contact the owners of 45 Bryan Loop and ask them to store their trash cart properly.

**ADJOURN**

A motion was made and carried to adjourn at 11:23 am.