



Approved  
08/20/13

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JULY 16, 2013

Present: Keith Lammey President, Mesa Ridge Townhomes  
Jason Fletcher Vice President, Declarant  
John Shepherd Sec/Treasurer, Canyon View Village  
Laurel Koning Director, Battlement Creek Village  
Sara McCurdy Director, First Eagle's Point  
Bernita Grove Director, Monument Creek Village  
Joel Toomey Director, Stone Ridge Village  
Jeff Hill Director, The Fairways  
Bob Arrington Director, Willow Creek Village

Excused Board Members: Brad Hoy Director, Valley View Village  
Eric Schmela Declarant, Battlement Mesa Partners  
Greg Davidson Director, Tamarisk Meadows  
Eric Short Director, Tamarisk Village

Also Present: Steve Rippy Association Manager  
Amie Martin Association Administrative Assistance

Community Members Present: Norma Monnig

**OWNER'S OPEN FORUM**

Norma Monnig stated that she received a letter for a covenant violation regarding her front yard. Mrs. Monnig explained her situation and what attempts she has made to bring her yard into compliance. After much discussion, the Board agreed to give Mrs. Monnig until fall to get her yard into compliance.

**CALL TO ORDER**

Director Lammey called the meeting to order at 9:38 am.

**NEWLY ELECTED BOARD MEMBER**

Director Lammey reported that Stone Ridge Village elected Joel Toomey to the Board of Directors.

**EXCUSE BOARD MEMBERS**

Director Lammey excused absent Board members Brad Hoy, Greg Davidson, Eric Schmela and Eric Short.

**DISCLOSURE OF CONFLICTS**

Director McCurdy disclosed that she is a Board member of the Battlement Mesa Metropolitan District.

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

**APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Grove to approve the June 18, 2013 minutes with corrections. The motion carried unanimously.

#### **FINANCIAL REPORTS**

A motion was made by Director McCurdy and seconded by Director Grove to approve the June 2013 financial statements; subject to audit. The motion carried unanimously.

#### **COMMITTEE REPORTS**

**Finance Committee:** See attached report.

**Architectural/Covenant Committee:** See attached reports.

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

Director Arrington stated that the BCC has coordinated a meeting with URSA.

**Parks/Open Space/Trails Committee:** Director Koning reported that the next meeting is schedule for July 29, 2013. Director Koning handed out a draft letter regarding the property at 8935 County Road 309.

**Planning Report:** See managers report.

**Public & Community Relations Committee:** See attached report.

**Public Works Committee:** No report.

**Associated Governments of Northwest Colorado:** See attached report.

#### **MANAGER'S REPORT**

See attached report.

Mr. Rippy reported that he is in the process of identifying the concrete sidewalks that need to be repaired or replaced and putting a plan together for future improvements.

Mr. Rippy reported that the Senate and the House have approved a few bills regarding new regulations for home owners associations. Mr. Rippy will discuss the new bills with our attorney.

#### **DEVELOPER REPORT**

Declarant Fletcher reported that the maintenance department is in the process of mowing their vacant lots.

#### **NEW BUSINESS**

##### **Trails-Trash Service**

Mr. Rippy explained that Ken and Rosemary Locker use a full size truck to pick up trash from the trails. The Locker's have an atv and trailer they are willing to use to clean the trails.

The Board of Directors asked Mr. Rippy to discuss with the Locker's using their atv and trailer instead of their truck to clean the trash from the trails.

##### **Daycare at 22 Cedar Circle**

A motion was made by Declarant Fletcher and seconded by Director McCurdy to approve the daycare at 22 Cedar Circle, pending a copy of the license from the State and proof of insurance. The motion carried unanimously.

### **Trail Overlay Proposals**

Mr. Rippy presented 3 bid proposals by Frontier Paving, United Companies and Grand River Construction to overlay approximately 14,700 lineal feet of existing BMSA trails. The 3 bids were: Frontier Paving \$213,805, United Companies \$235,216 and Grand River Construction \$273,000.

A motion was made by Director Shepherd and seconded by Declarant Fletcher to hire Frontier Paving at a cost of \$213,805 to overlay the remainder of the trails. The motion carried unanimously.

### **LED Retrofits**

A motion was made by Director Koning and seconded by Declarant Fletcher to replace the current street lights in residential areas to LED lights, not to exceed the remaining budgeted amount. The motion carried unanimously.

### **OLD BUSINESS**

#### **Discussion of hiring a planner**

The discussion was deferred until next meeting.

Director McCurdy stated that the National Night Out is scheduled for August 6, 2013.

Director Lammey stated that BMSA will be having the theatre again this year.

Director Koning reported that there are two more movies this season for Movies Under the Stars. They will be held on July 19<sup>th</sup> and August 9<sup>th</sup>.

### **OTHER BUSINESS**

None

### **ADJOURNMENT**

The regular meeting adjourned at 11:27am to go into the covenant violation hearing process. Since Directors Koning and Shepherd left the meeting, the Board of Directors did not have a quorum so the hearings could not be held. The hearings will be rescheduled for the next Board meeting. The meeting adjourned at 11:35am.

## BMSA Financial Committee

### July 16, 2013 Report on Financial Documents

The June 2013 financial documents have been submitted to the Financial Committee by our Property Manager. Copies have been included in your packets. These have been reviewed. The financial documents cover the sixth month of our financial year and appear complete and accurate and comply with accepted financial accounting standards. There are no entries that are unusual.

The year to date data reflects the actual revenues falling short of budget amounts by \$9363.47 (2% of revenues). Fortunately our expenses are under running the budget amounts by a significant amount (15.2%) leaving the association in a positive position.

There were a number of expense items that exceed budgeted amounts but there were also many that were under the budgeted amount. None of the over budgeted items are so significant to cause concern.

**BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE**

Meeting Minutes: June 5, 2013

Present: Lecia Hill, Keith Sheppleman, and Eric Short.

Absent: Thom Hamick and Matthew Fenton.

Next Meeting: June 19, 2013

Agenda

Meeting minutes from May 15, 2013 approved.

No letters sent

Applications:

137 Rosewood Way, Monument Creek Village

Owner: David Maybury

Request: Install deck on front.

Completion Date: July 15, 2013

Action: Approved

86 Sagemont Circle, Monument Creek Village

Owner: Bookcliff Holdings LLC

Request: Paint house and shed.

Completion Date: September 25, 2013

Action: Approved

103 Cliff View Circle, Valley View

Owner: Joshua Guichard

Request: Install privacy fence.

Completion Date: June 20, 2013

Action: Moved to next meeting on June 19, 2013. We did not have the standards for Valley View.

240 Lodgepole Circle, Stone Ridge

Owner: Barb Arrowood/Edward Andersen

Request: Remove dead tree and replace current rock area with sod.

Completion Date: June 20, 2013

Action: Approved

162 Eagle Ridge Drive, Eagle's Point

Owner: Mike Gross

Request: Parking pad approval

Completion Date: Already completed.

Action: Approved

345 Meadow Creek Drive, The Reserve

Owner: Mike & Sarah Perdue

Request: Plant spruce tree and install split rail fence.

Completion Date: August 31, 2013

Action: Approved

21 Cactus Court, Monument Creek Village

Owner: Skylar & Brandy Swanson

Request: Install concrete curbing and paint house.

Completion Date: June 24, 2013 and July 8, 2013

Action: Approved.

## BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: June 19, 2013

Present: Thom Hamick, Lecia Hill, Keith Sheppleman, and Matthew Fenton

Absent: Eric Short

Next Meeting: July 3, 2013

### Agenda

Meeting minutes from June 5, 2013 approved

No letters sent.

Applications:

112 Columbine Lane, Monument Creek Village

Owner: Bernita Grove

Request: Install new roof

Completion Date: Unknown depends on contractor.

Action: Approved

103 Cliff View Circle, Valley View

Owner: Joshua Guichard

Request: Install privacy fence

Completion Date: June 20, 2013

Action: Approved with conditions that top of fence will be lattice not all of fence.



47 Little Phoenix Way, Tamarisk Meadows

Owner: Kay Merry

Request: Build a shed

Completion Date: October 31, 2013

Action: Approved

50 Pinyon Place, Monument Creek Village

Owner: Elaine Callister

Request: Build a shed

Completion Date: July 26, 2013

Action: Approved

Report Period: June 2013

Violations YTD 543  
Violations This Mo. 158

	Monthly Violations By Village	% of Total Violations
Battlement Creek	5	3%
Other	0	0%
Canyon View	0	0%
Eagles Point	19	12%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	38	24%
Reserve	7	4%
Stone Ridge	10	6%
Tam Meadows	30	19%
Tam Village	35	22%
Valley View	14	9%
Willow Creek	0	0%

158	100%
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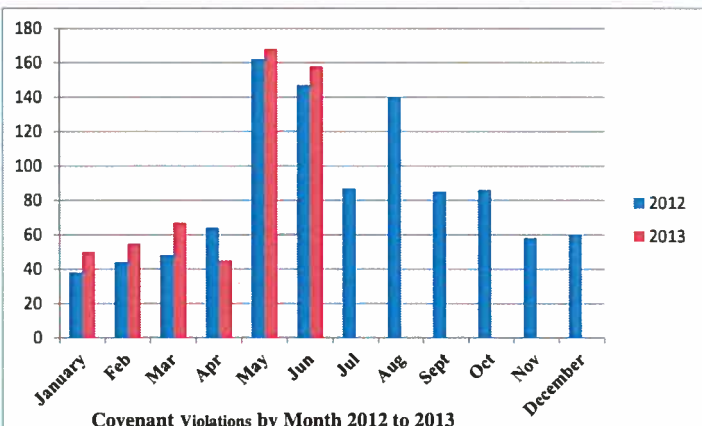
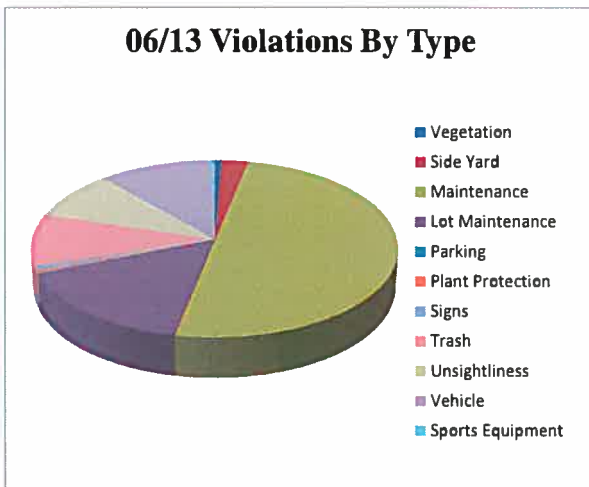
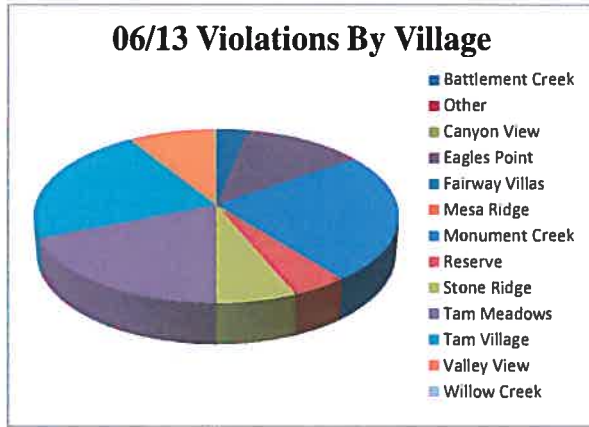
	Monthly Violations By Type	% of Total Violations
Vegetation	1	1%
Side Yard	4	3%
Maintenance	79	50%
Lot Maintenance	25	16%
Parking	0	0%
Plant Protection	1	1%
Signs	1	1%
Trash	15	9%
Unsignhtliness	14	9%
Vehicle	17	11%
Sports Equipment	1	1%

158	100%
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	2012	2013
January	38	50
Feb	44	55
Mar	48	67
Apr	64	45
May	162	168
Jun	147	158
Jul	87	
Aug	140	
Sept	85	
Oct	86	
Nov	58	
December	60	

1019	543
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Covenant Protection Violation Report  
Report Prepared By: Keith Lammey  
Jun-13



Report Date:		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
6/16/2013	294	Battlement Creek Trail	Battlement Creek	Lot Maintenance	2:52pm-Lot not mowed.
6/16/2013	18	Rampart Place	Battlement Creek	Lot Maintenance	2:52pm-Lot not completely mowed.
6/16/2013	195	Boulder Ridge Drive	Battlement Creek	Lot Maintenance	2:55pm-Lot not completely mowed.
6/16/2013	502	Battlement Creek Trail	Battlement Creek	Lot Maintenance	3:10pm-Lot not mowed.
6/16/2013	19	Roan Creek Place	Battlement Creek	Lot Maintenance	3:12pm-Lot not mowed.
6/16/2013	20	Eagle Court	Eagle's Point	Vehicle	3:20pm-Trailer parked at property. No letter sent.
6/16/2013	142	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	3:21pm-Lot not completely mowed.
6/16/2013	19	Talon Trail	Eagle's Point	Lot Maintenance	3:23pm:Lot not completely mowed.
6/16/2013	188	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	3:25pm-Lot not completely mowed.
6/16/2013	211	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	3:27pm-Lot not completely mowed.
6/16/2013	226	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	3:27pm-Lot not completely mowed.
6/16/2013	10	Raptor Court	Eagle's Point	Lot Maintenance	3:29pm-Lot not completely mowed.
6/16/2013	322	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	3:29pm-Lot not completely mowed.
6/16/2013	42	Eagle Court	Eagle's Point	Trash	3:35pm-Trash cart out.
6/18/2013	142	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	
6/18/2013	226	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	
6/18/2013	35	Talon Trail	Eagle's Point	Lot Maintenance	
6/18/2013	254	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	
6/18/2013	188	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	
6/18/2013	211	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	
6/18/2013	322	Eagle Ridge Drive	Eagle's Point	Lot Maintenance	
6/28/2013	291	Eagle Ridge Drive	Eagle's Point	Vehicle	12:12am-5th wheeled camper parked on driveway.
6/28/2013	26	Talon Trail	Eagle's Point	Maintenance	12:14am-Lawn is tall and rocks are full of weeds.
6/28/2013	20	Eagle Court	Eagle's Point	Vehicle	12:14am-Trailer parked at property.
6/28/2013	46	Aspen Way	Monument Creek	Maintenance	10:11am-Weeds to the left of the driveway.
6/28/2013	27	Aspen Way	Monument Creek	Maintenance	10:12am-Tall weeds in grass.
6/28/2013	37	Spruce Court	Monument Creek	Side Yard	10:18am-Yellow Ford trucked parked on side yard.
6/28/2013	54	Hackberry Lane	Monument Creek	Trash	10:37am-Trash cart out.
6/28/2013	217	Sagemont Circle	Monument Creek	Maintenance	10:39am-Grass is very tall.
6/28/2013	13	Pinetree Place	Monument Creek	Maintenance	10:39am-Property full of weeds.
6/28/2013	51	Pinetree Place	Monument Creek	Trash	10:39am-Trash cart out.
6/28/2013	15	Wintergreen Way	Monument Creek	Trash	10:51am-Trash cart out.
6/28/2013	261	Ponderosa Circle	Monument Creek	Maintenance	10:51am-Yard is dead.
6/28/2013	69	Dogwood Lane	Monument Creek	Vehicle	10:53am-Two wheeled cart with sand.
6/28/2013	72	Juniper Lane	Monument Creek	Maintenance	11:00am-Grass is dead.
6/28/2013	16	Juniper Lane	Monument Creek	Maintenance	11:02am-Weeds on the Ponderosa Circle side of property and in the rocks.
6/28/2013	49	Pinyon Place	Monument Creek	Lot Maintenance	11:04am-Lot has tall weeds.

6/16/2013	27 Aspen Way	Monument Creek	Maintenance	12:53pm-Lawn is dead, tall weeds.
6/16/2013	14 Aspen Way	Monument Creek	Maintenance	12:55pm-A lot of weeds in the rocks to the left of the driveway.
6/16/2013	14 Aspen Way	Monument Creek	Vehicle	12:55pm-Camp trailer parked on street with solar panel set up to charge batteries.
6/16/2013	62 Sagemont Circle	Monument Creek	Maintenance	12:57pm-Area in front of house full of weeds,
6/16/2013	62 Sagemont Circle	Monument Creek	Unsigniftness	12:57pm-Stack of fencing material on ground by fence on the left of the garage.
6/16/2013	120 Sagemont Circle	Monument Creek	Unsigniftness	1:01pm-Yellow car ramps piled by garage.
6/16/2013	120 Sagemont Circle	Monument Creek	Side Yard	1:01pm-Truck parked on side yard.
6/16/2013	14 Pinetree Pl	Monument Creek	Trash	1:04pm-Trash cart out.
6/16/2013	13 Pinetree Pl	Monument Creek	Maintenance	1:06pm-Yard full of weeds.
6/16/2013	11 Columbine Ln	Monument Creek	Maintenance	1:09pm-Side yard by fence full of weeds.
6/16/2013	12 Aspen Way	Monument Creek	Unsigniftness	1:09pm-Partical board leaning against side yard fence.
6/16/2013	68 Rosewood Way	Monument Creek	Unsigniftness	1:16pm-Large wood planks laying on ground next to garage.
6/16/2013	121 Ponderosa Circle	Monument Creek	Vehicle	1:17pm-Travel trailer parked on street. No letter sent.
6/16/2013	46 Lupine Lane	Monument Creek	Maintenance	1:20pm-Grass very tall.
6/16/2013	46 Lupine Lane	Monument Creek	Unsigniftness	1:20pm-Stack of fire wood to the right of garage door.
6/16/2013	56 Sumac Court	Monument Creek	Lot Maintenance	1:22pm-Lot not mowed.
6/16/2013	90 Dogwood Lane	Monument Creek	Maintenance	1:26pm-Area to the right side of the house full of weeds.
6/16/2013	69 Dogwood Lane	Monument Creek	Vehicle	1:26pm-Two wheeled trailer parked at property. No letter sent.
6/16/2013	9 Juniper Lane	Monument Creek	Unsigniftness	1:28pm-Trash piled along driveway and old appliance in front of garage door.
6/16/2013	9 Juniper Lane	Monument Creek	Sports Equipment	1:28pm-Basketball hoop about 3 feet from Juniper Lane.
6/16/2013	105 Juniper Lane	Monument Creek	Vehicle	1:29pm-Pontoon boat parked on driveway. No letter sent.
6/16/2013	42 Juniper Lane	Monument Creek	Maintenance	1:30pm-Grass is dying, dead bush and tall weeds.
6/16/2013	37 Pinyon Place	Monument Creek	Maintenance	1:34pm-Rocks to the right of the house full of weeds.
6/16/2013	36 Willowview Way	Monument Creek	Trash	1:36pm-Trash cart out.
6/16/2013	12 Willowview Way	Monument Creek	Vehicle	1:37pm-Small trailer parked on Ponderosa Circle. No letter sent.
6/28/2013	420 Lodgepole Circle	Stone Ridge	Maintenance	11:07am-Tall weeds.
6/28/2013	373 Lodgepole Circle	Stone Ridge	Maintenance	11:08am-Siding and porch railing are peeling, lawn is full of weeds.
6/28/2013	114 Lodgepole Circle	Stone Ridge	Maintenance	11:16am-Tall weeds in the rocks to the right of driveway.
6/27/2013	44 Locust Way	Stone Ridge	Sign	
6/16/2013	420 Lodgepole Circle	Stone Ridge	Maintenance	1:40pm-Bucket on porch, tall weeds by street and house in the rocks.
6/16/2013	373 Lodgepole Circle	Stone Ridge	Maintenance	1:41pm-Weeds in rocks.
6/16/2013	360 Lodgepole Circle	Stone Ridge	Maintenance	1:42pm-Rock area the right of the property full of weeds.

6/16/2013	264	Lodgepole Circle	Stone Ridge	Unsignhtiness	1:44pm-Two grease spots on driveway.
6/16/2013	188	Lodgepole Circle	Stone Ridge	Maintenance	1:46pm-Pile of weeds on driveway.
6/16/2013	52	Lodgepole Circle	Stone Ridge	Plant Protection	1:50pm-Large bush in the side yard wrapped with wire and posts.
6/28/2013	414	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:41am-Piles of dirt to the right of driveway.
6/28/2013	404	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:42am-Tall weeds in the front of property.
6/28/2013	46	Black Sulphur Place	Tamarisk Meadows	Maintenance	9:43am-Weeds near entry and grass is dead.
6/28/2013	312	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:54am-Grass is dead and property is full of weeds.
6/28/2013	302	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:55am-Lawn is all weeds and weeds in the rocks.
6/28/2013	47	Crestone Place	Tamarisk Meadows	Maintenance	9:56am-Lawn is full of weeds.
6/28/2013	56	Crestone Place	Tamarisk Meadows	Maintenance	9:56am-Weeds in rocks.
6/28/2013	194	Mineral Springs Circle	Tamarisk Meadows	Unsignhtiness	10:00am-Building materials next to garage.
6/28/2013	83	Mineral Springs Circle	Tamarisk Meadows	Maintenance	10:01am-Dead lawn and tall weeds.
6/28/2013	5	Pinnacle Place	Tamarisk Meadows	Maintenance	10:02am-Front of house full of weeds.
6/28/2013	17	Mineral Springs Circle	Tamarisk Meadows	Maintenance	10:03am-Weeds in lawn.
6/28/2013	38	Goldfield Court	Tamarisk Meadows	Maintenance	10:05am-Weeds in rocks.
6/28/2013	59	Goldfield Court	Tamarisk Meadows	Maintenance	10:06am-2 dead trees and weeds in grass to the right of the lawn.
6/16/2013	46	Black Sulphur Place	Tamarisk Meadows	Maintenance	12:28pm-Yard is dead.
6/16/2013	404	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:28pm-Weeds in the rocks and by fence by garage.
6/16/2013	392	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:29pm-Weeds in rocks to the right of driveway and garage.
6/16/2013	362	Mineral Springs Circle	Tamarisk Meadows	Back yard parking without a fence	12:32pm-Two vehicles parked in back yard with no fence on the right side of property.
6/16/2013	336	Mineral Springs Circle	Tamarisk Meadows	Trash	12:32pm-Trash cart out.
6/16/2013	336	Mineral Springs Circle	Tamarisk Meadows	Vehicle	12:32pm-Pop up camper parked at proeprty. No letter sent.
6/16/2013	312	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:33pm-Tall grass and weeds to the left of driveway.
6/16/2013	302	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:33pm-Tall weeds in yard, weeds by entry door and to the right of the driveway.
6/16/2013	37	Little Phoenix Way	Tamarisk Meadows	Maintenance	12:37pm-Very tall grass.
6/16/2013	243	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:39pm-Grass is dying and tall weeds.
6/16/2013	149	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:41pm-Tall grass in rocks, lawn is dead and weeds by the house.
6/16/2013	102	Mineral Springs Circle	Tamarisk Meadows	Vehicle	12:42pm-Large utility trailer parked on street. No letter sent.
6/16/2013	63	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:43pm-Tall grass and weeds in rocks.
6/16/2013	5	Pinnacle Place	Tamarisk Meadows	Maintenance	12:44pm-Rocks full of weeds, can't see the rocks.
6/16/2013	17	Mineral Springs Circle	Tamarisk Meadows	Maintenance	12:45pm-Weeds in rocks, unkept yard and weeds on the side of the house.
6/16/2013	39	Goldfield Court	Tamarisk Meadows	Trash	12:46pm-Trash cart out.

6/16/2013	59	Goldfield Court	Tamarisk Meadows	Maintenance	12:47pm-Dead tree to the right of the garage, rocks full of weeds, dead tree to the left of the driveway and weeds close to the entry door.
6/28/2013	95	E Tamarack Circle	Tamarisk Village	Maintenance	9:08am-Weeds in rocks along driveway.
6/28/2013	181	E Tamarack Circle	Tamarisk Village	Maintenance	9:09am-Fence needs repaired and junk laying in yard.
6/28/2013	274	E Tamarack Circle	Tamarisk Village	Vehicle	9:10am-Ford truck with travel trailer parked at property. No letter sent.
6/28/2013	110	W Tamarack Circle	Tamarisk Village	Maintenance	9:12am-Tall grass and weeds in cracks of driveway.
6/28/2013	12	W Tamarack Circle	Tamarisk Village	Maintenance	9:14am-Property is vacant in disrepair.
6/28/2013	308	E Tamarack Circle	Tamarisk Village	Vehicle	9:17am-Trailer parked on driveway. No letter sent.
6/28/2013	23	E Bonanza Place	Tamarisk Village	Maintenance	9:17am-Very tall grass.
6/28/2013	108	E Bonanza Place	Tamarisk Village	Maintenance	9:19am-Weeds in rocks and oil stain on driveway.
6/28/2013	68	W Bonanza Place	Tamarisk Village	Maintenance	9:30am-Weeds to the left of garage.
6/28/2013	90	W Bonanza Place	Tamarisk Village	Maintenance	9:32am-Back yard full of very tall weeds.
6/28/2013	12	W Bonanza Place	Tamarisk Village	Maintenance	9:32am-Weeds on the side of the property.
6/28/2013	98	Cedar Circle	Tamarisk Village	Maintenance	9:35am-Dead tree, tall grass and weeds.
6/28/2013	13	Queen City Circle	Tamarisk Village	Maintenance	9:38am-Dead tree in front of house.
6/28/2013	116	Queen City Circle	Tamarisk Village	Unsignliness	9:39am-Christmas lights displayed.
6/28/2013	167	Queen City Circle	Tamarisk Village	Maintenance	9:39am-Tall weeds and grass.
6/16/2013	60	E Tamarack Circle	Tamarisk Village	Maintenance	12:03pm-Tall grass and weeds to the right of the house.
6/16/2013	181	E Tamarack Circle	Tamarisk Village	Maintenance	12:05pm-A lot of pickets missing from the fence, garage door not closing all the way.
6/16/2013	181	E Tamarack Circle	Tamarisk Village	Unsignliness	12:05pm-Holiday decorations displayed.
6/16/2013	110	W Tamarack Circle	Tamarisk Village	Maintenance	12:07pm-Tall grass. Weeds in cracks in driveway.
6/16/2013	21	W Tamarack Circle	Tamarisk Village	Vehicle	12:09pm-White flatbed trailer parked on driveway. No letter sent.
6/16/2013	123	E Bonanza Place	Tamarisk Village	Maintenance	12:12pm-A lot of weeds to the right of the driveway.
6/16/2013	108	E Bonanza Place	Tamarisk Village	Maintenance	12:13pm-Screen door leaning against house, weeds in the rocks by garage and entry door.
6/16/2013	68	Cedar Circle	Tamarisk Village	Maintenance	12:17pm-Weeds in yard.
6/16/2013	76	Cedar Circle	Tamarisk Village	Maintenance	12:18pm-Tall grass.
6/16/2013	80	Cedar Circle	Tamarisk Village	Maintenance	12:18pm-Grass to the right of driveway very tall.
6/16/2013	98	Cedar Circle	Tamarisk Village	Maintenance	12:19pm-Very tall dead tree near the entry door, weeds and grass tall.
6/16/2013	167	Queen City Circle	Tamarisk Village	Trash	12:21pm-Trash cart out.
6/16/2013	141	Queen City Circle	Tamarisk Village	Vehicle	12:22pm-Boat parked on driveway. No letter sent.
6/16/2013	108	Queen City Circle	Tamarisk Village	Maintenance	12:23pm-Weeds in the rocks to the right of the driveway.
6/16/2013	64	Queen City Circle	Tamarisk Village	Vehicle	12:24pm-Large camper attached to Ford truck parked on street. No letter sent.
6/16/2013	13	Queen City Circle	Tamarisk Village	Maintenance	12:25pm-Large dead tree near entry door.
6/18/2013	12	W Bonanza Place	Tamarisk Village	Maintenance	

6/18/2013	90	W Bonanza Place	Tamarisk Village	Maintenance	
6/14/2013	167	Queen City Circle	Tamarisk Village	Maintenance	
6/14/2013	170	Queen City Circle	Tamarisk Village	Maintenance	
6/28/2013	19	Meadow Creek Drive	The Reserve	Vegetation	11:49am-Rabbit brush growing over curb.
6/28/2013	37	Valley View Place	The Reserve	Trash	11:52am-Trash cart out.
6/16/2013	90	Meadow Creek Drive	The Reserve	Lot Maintenance	2:40pm-Lot not mowed.
6/16/2013	388	Meadow Creek Drive	The Reserve	Lot Maintenance	2:41pm-Lot not mowed.
6/16/2013	410	Meadow Creek Drive	The Reserve	Lot Maintenance	2:42pm-Lot not mowed.
6/16/2013	466	Meadow Creek Drive	The Reserve	Lot Maintenance	2:42pm-Lot not mowed.
6/16/2013	671	Meadow Creek Drive	The Reserve	Trash	2:47pm-Trash cart out.
6/28/2013	153	Cliff View Circle	Valley View	Vehicle	11:32am-Trailer with atv's on driveway. No letter sent.
6/27/2013	10	Jessica Lane	Valley View	Unsignltness	
6/27/2013	10	Jessica Lane	Valley View	Trash	
6/27/2013	256	Cliff View Circle	Valley View	Maintenance	
6/27/2013	26	Cliff View Lane	Valley View	Unsignltness	
6/27/2013	26	Cliff View Lane	Valley View	Maintenance	
6/27/2013	26	Cliff View Lane	Valley View	Trash	
6/27/2013	33	Cliff View Circle	Valley View	Maintenance	
6/27/2013	41	Bryan Loop	Valley View	Unsignltness	
6/16/2013	160	Cliff View Circle	Valley View	Trash	2:11pm-Trash cart out.
6/16/2013	35	Cliff View Lane	Valley View	Unsignltness	2:12pm-Two sawhorses and plywood next to fence in side yard.
6/16/2013	26	Cliff View Lane	Valley View	Trash	2:12pm-Trash cart out.
6/16/2013	26	Cliff View Lane	Valley View	Side Yard	2:12pm-Truck parked in side yard.
6/16/2013	33	Cliff View Circle	Valley View	Maintenance	2:17pm-Weeds in the rocks.

Public and Community Relations  
Committee Meeting Update  
July 16, 2013 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](http://BattlementMesaColorado.com) website and promote the site to the extent possible. Continue to explore additional opportunities to make the site more useful and interesting.
- In conjunction with the four Northwestern Colorado counties, cities and towns, develop and construct Gateway Interpretative signs for Battlement Mesa/Parachute.
- 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](http://www.BattlementMesaColorado.com). The website traffic continues to be strong. **During June, there were 10,626 visits to the site, (up from 9,340 in May), 36,432 page views, (down slightly from 43,181 page views in May and a new record high of 1,867,738 hits during June 2013. (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 grown slightly to 425. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The June newsletter achieved an open rate of 42.7% (165 opens of 421 which were sent) and above the industry average. The July Newsletter will go out in the next day or two.
- Showcase Positive Lifestyle We are completing the final revisions on the upcoming 2013 Insiders' Guide and will go to press shortly.
- Facebook Our facebook "friend" list is at 111 of which only 28 (so far) say they "like us." If you have a facebook account, please join our friend list and, encourage others to do so.
- NWCCHT. The Northwest Colorado Cultural Heritage Tourism group met in Rifle on June 18<sup>th</sup> to begin work on our Gateway Interpretive Signs. We are nearly out of rack cards and more are being printed.

## Action Items/Next Steps

- Complete our work on the 2013 Insiders' Guide.
- Continue working with the NWCCHT on our Gateway Interpretive Sign project which will help promote our community through the construction of new signage promoting the history and geology of our area.
- Continue our efforts to enhance the website with more photos and videos. We have recently added a large section for KSUN Community Radio to the site and will begin redirecting all traffic to [www.ksunradio.org](http://www.ksunradio.org) over to the KSUN section on [www.battlementmesacolorado.com](http://www.battlementmesacolorado.com). KSUN's home page the Battlement site can now be viewed at [www.battlementmesacolorado.com/ksun-fm](http://www.battlementmesacolorado.com/ksun-fm). The KSUN section is listed under the News, Media & Events tab.

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

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*The Colorado Dream*

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**BMSA Board of Directors Meeting  
July 16, 2013  
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: June 12, 2013  
Attended by: Keith Lammey  
Next Meeting: July 18, 2013**

**Overview:**

As reported last month, the June 2013 AGNC meeting was held in Parachute on June 12<sup>th</sup>. The July AGNC meetings is in Steamboat Springs on July 18, 2013. The agenda for this meeting is part of this report.

In addition to the normal agenda items, the agenda includes a 1 ½ hour AGNC strategic planning session conducted by Greg Winkler, DOLA. The luncheon speaker will be Nancy Kramer, Community Agriculture Alliance (Northwest Colorado Cultural Heritage Tourism) who will provide an update on the rack card, community signs and energy trail project in the northwest region.

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

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## AGNC BOARD OF DIRECTORS & MEMBERS MEETING MINUTES

June 12<sup>th</sup>, 2013

222 Grand Valley Way, Parachute Town Hall  
Parachute, Colorado

**CALL TO ORDER & INTRODUCTIONS** - Chairman Mike Samson called the meeting to order at 10:10 am. Introductions were as follows:

**Board Members & Alternates:** Mike Samson, Garfield County; Doug Monger, Routt County; Jeff Eskelson, Rio Blanco County; Tom Mathers, John Kincaid, Moffat County; Martin Chazen, Grand Junction; Jim Ferree, City of Craig; Winnie Delliquadri, Steamboat Springs.

**Others:** Rich Sales, Roger Granat, Palisade; Keith Lammey, John Shepherd, Battlement Mesa; Dave Moore, Silt; Kelly Sloan, RightWord Consulting; Dave Norman, AAoA; Jeff Comstock, Moffat County; Elizabeth Janda, Grand Junction; Dianna Orf, Ted Orf, Orf & Orf, P.C.

**Guests for rig tour:** Jerry Otero, Senator Udall's Office; Dan Wieseler, Five Rings Financial; Shawn Baterbaugh, Bobby Seidlitz, SOS Rifle; John Sundstrum, Johnny Carinos; Randy Rudd, Holiday Inn & Suites; Matthew Kramer, Mesa County.

**Speakers:** Randi Lowenthal, Roaring Fork Business Resource Center; Kevin Tilson, OEDIT.

**Staff:** Scott McInnis, Ava Bowles.

**NEXT MEETING** - The next board/member meeting will be July 18<sup>th</sup> in Steamboat Springs at the Olympian Hall, Howelsen Hill Ski Area training center.

**MINUTES** - Minutes of the May 9<sup>th</sup> meeting were presented. A motion was made by Jeff Eskelson to accept the minutes, and second was made by Tom Mathers. **Motion carried.**

**BUDGET REPORT** - The May 2013 financial reports were presented by Ava Bowles, with explanation of a few format changes. Scott McInnis expanded on some of the budget items, and request was made for a list at the next meeting of which cities have not paid 2013 dues. Doug Monger made the motion to approve the financials, second was made by Jeff Eskelson. **Motion carried.**

### PROJECT & COMMITTEE REPORTS

**Dinosaur Welcome Center (DWC):** Manager Cheryl McDonald was not in attendance, but her written report showed May visitation up 6.7% over 2012, and looked forward to a June 18<sup>th</sup> study tour for her staff in Glenwood Springs.

**Area Agency on Aging (AAoA):** Director Dave Norman presented the Recommendations for the 2013-14 Area Plan on Aging for approval by the board, and then submittal by AGNC to the Colorado Department of Human Services. A funding letter from CDHS will allow AGNC to implement Older American Act & State Funding for Senior Services programs through the Mesa County Department of Human Services for our 5 northwest Colorado counties. Dave's handouts showed detail of the requested funds for the grant by category & provider, as well as the percentages of distribution & local share dues for each county. Tom Mathers made a motion to approve the budget, Jeff Eskelson seconded the motion. **Motion carried.**

Dave Norman also asked for a letter of support from AGNC for a grant request to the Colorado Health Foundation. The Western Colorado ARCH/211 organization is proposing combining existing functions to more efficiently deliver the same services, eliminating some of the issues with the single entry point system. Mesa County will be the \$1,733,417 grant applicant, and the board agreed to issuance of a letter.

**Communications:** Kelly Sloan, RightWord Consulting, outlined projects since the last meeting, including press releases expressing AGNC's disappointment in Governor Hickenlooper signing SB 25 and SB 252 despite strong opposition. Executive Director Scott McInnis gave some background on a forthcoming letter regarding the vacating of mineral leases on the Roan Plateau. He met with Doug Dennison, Bill Barrett Corp, and Marty Chazen, Grand Junction City Councilman, to discuss the possible repercussions to the cities that have received impact funds. An AGNC letter is being drafted to DOLA asking that northwest Colorado governments and jurisdictions be held harmless financially in the event that the leases are vacated. Scott also explained that letters drafted by Kelly are reviewed by the AGNC Executive Committee, and forwarded after approval. Upcoming projects include a media page on the AGNC website, and a resolution to support the Cameo site shooting range. Rich Sales, Palisade Town Administrator, gave an update of steps taken to gain support for the shooting range. Doug Monger made a motion to approve the resolution, with a second by Jeff Eskelson.  
**Motion carried with one opposed.**

**OTHER** – Notice was given of the Air Quality Control Commission Meeting June 20<sup>th</sup> & 21<sup>st</sup> in Grand Junction, where western Colorado air quality issues will be addressed.

**MORNING SPEAKER** - Randi Lowenthal, Roaring Fork Business Resource Center, shared the history & mission of the organization. It serves both as a virtual incubator that nurtures start-up enterprises, and a resource center that helps established businesses grow & prosper. Utilizing partnership with CMC, the center strives to educate businesses from Parachute to Aspen, and has allowed their blueprint to be used by other counties to benefit their programs as well. They also try to match up investors with businesses that need capital when banks are not the solution. Randi encouraged all to visit their website, and keep the center in mind as another tool to assist economic growth in the northwest Colorado area.

**NOON SPEAKER** – Kevin Tilson, Colorado Office of Economic Development and International Trade, traveled from Denver to give a presentation on how the Enterprise Zone works to encourage business to locate in northwest Colorado. As we are Administrator for the Northwest Zone, Kevin gave some history of how the program came into existence, as well as how the 10 types of tax credits can be utilized. The process to qualify has been simplified by digital reporting, but members were concerned that more needs to be done to let business know about the tax credits. (Kevin conducted a training session with new EZ administrator Ava Bowles after his presentation to the members.)

**RIG TOUR** – WPX hosted a tour of a natural gas drilling rig, allowing members & guests an opportunity to see the newest innovations in drilling.

**ADJOURNMENT** Chairman Mike Samson adjourned the meeting at 3:00 pm.

Minutes approved this \_\_\_ day of July 2013.



## AGENDA

Thursday July 18<sup>th</sup>, 2013

### AGNC BOARD OF DIRECTORS & MEMBER MEETING

10:00 am– 2:30 pm

Olympian Hall

845 Howelsen Pkwy.

Howelsen Hill Ski Area

Steamboat Springs

- 10:00 am**
1. Call to order and introductions; next meeting (August 15<sup>th</sup>, Grand Junction); approval of minutes: Mike Samson
  2. Budget report: Ava Bowles - June
  3. Project and Committee Reports:
    - Area Agency on Aging: Dave Norman
    - Communications: Kelly Sloan
    - Dinosaur Welcome Center: Cheryl McDonald
    - DOLA Grant & EZ update: Ava Bowles
    - NW Oil & Gas Forum Quarterly Report: Mike Samson
    - New Business/Member Comments
- 11:00-noon**
4. Morning Speaker: Nancy Kramer, Community Agriculture Alliance RE: NW Colo. Cultural Heritage Tourism
- noon-1:00 pm**
5. Lunch
- 1:00-2:30 pm**
6. Strategic Planning Conclusion: Greg Winkler, DOLA
  7. Adjournment

## Manager Report

Date: July 16, 2013  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**Community Comprehensive Planning:** The Planning Committee met with Land Use Planner, Davis Farrar, to discuss and review the scope and process of creating a comprehensive planning document for the community. Don Gray, Jason Fletcher, Steve Rippy and Keith Lammey were present at the meeting. The consensus of the committee members was to recommend the Board of Directors move forward with a plan utilizing Mr. Farrar as the planner.

**Trail Overlays:** I met with three separate paving contractors to review the proposed trail overlays. I have received two bid proposals to date and should have the third by the July 16<sup>th</sup> Board of Directors meeting. I will discuss the bid proposals with the Board at the meeting to determine the next course of action.

**LED Installations:** The Willow Creek Village street lights were retrofitted with LED fixtures this past month. With the completion of the Reserve and Willow Creek and the installation of 10 LED fixtures last year a total of 48 street lights have been retrofitted. The cost per street for the Willow Creek and Reserve Villages was \$434 each. To date we have spent roughly \$17,000 of the \$100,000 that was budgeted for 2013.

**Fire Mitigation:** I met with Eric Short to review open space areas in the Willow Creek Village to assess additional fire mitigation work for this year. Eric and I will assess additional open space areas in the community including the Monument Creek, Stone Ridge and Saddleback. Much of the work will be conducted in the cooler fall months unless weather conditions allow sooner.

**Right-of-Way Mowing:** Baker & Associates completed the second mowing of the street right-of-ways.

**8935 CR 300:** The grading of the property has been completed and the erosion control has been installed on the property. The water service has been connected and temporary irrigation has been installed and hydro-seeding has been scheduled.

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