

**APPROVED**  
**09/17/13**

**BATTLEMENT MESA SERVICE ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**AUGUST 20, 2013**

<b>Present:</b>	Keith Lamme Jason Fletcher John Shepherd Laurel Koning Sara McCurdy Bernita Grove Joel Toomey Jeff Hill John Constine Greg Davidson Brad Hoy Bob Arrington	President, Mesa Ridge Townhomes Vice President, Declarant Sec/Treasurer, Canyon View Village Director, Battlement Creek Village Director, First Eagle's Point Director, Monument Creek Village Director, Stone Ridge Village Director, The Fairways Director, The Reserve Director, Tamarisk Meadows Director, Valley View Village Director, Willow Creek Village
<b>Excused Board Members:</b>	Eric Schmela Eric Short	Declarant, Battlement Mesa Partners Director, Tamarisk Village
<b>Also Present:</b>	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
<b>Community Members Present:</b>	Keith Sheppelman	

**OWNER'S OPEN FORUM**

None

**CALL TO ORDER**

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

**NEWLY ELECTED BOARD MEMBER**

Director Lamme reported that The Reserve elected John Constine to the Board of Directors.

**EXCUSE BOARD MEMBERS**

Director Lamme excused absent Board members Eric Schmela and Eric Short.

**DISCLOSURE OF CONFLICTS**

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

Director Lamme 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.

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

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

**APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Davidson to approve the July 17, 2013 minutes with corrections. The motion carried unanimously.

Page 1 of 4

*The Colorado Dream*

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#### **FINANCIAL REPORTS**

A motion was made by Director Grove and seconded by Director Koning to approve the July 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:** See attached report.

**Parks/Open Space/Trails Committee:** See attached report.

**Planning Committee:** See attached report.

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

**Public Works Committee:** See attached report.

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

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

See attached report.

Mr. Rippy reported that every year BMSA budgets \$10,000 for bike path maintenance. Because of the bike path overlay, there isn't much maintenance to do on the trails. Mr. Rippy suggested using some of the budgeted funds to improve the landscape medians on Battlement Parkway above the Stone Quarry Road intersection to the Spencer Parkway intersection. Mr. Rippy received a bid from Baker & Associates to improve three medians totaling \$5,200.

A motion was made by Director Davidson and seconded by Director Grove to approve the proposal by Baker & Associates to improve the three medians between Stone Quarry Road and Spencer Parkway on Battlement Parkway. The cost will not exceed \$5,500. The motion carried unanimously.

#### **DEVELOPER REPORT**

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

Declarant Fletcher reported that the Common Ground annual golf tournament is scheduled for September 28<sup>th</sup> at the BM Golf Course.

Declarant Fletcher reported that the Willow Park apartments will be closing at the end of August.

Declarant Fletcher reported that 35<sup>th</sup> Avenue has closed. The owners are reevaluating their business plan.

#### **NEW BUSINESS**

##### **Community Evacuation Plan**

Chief Blair was out of town and not able to discuss the community evacuation plan.

##### **287 Limberpine Circle and 261 Ponderosa Circle**

A motion was made by Director Davidson and seconded by Director Hill to allow our attorneys at Hindman Sanchez to begin the foreclosure process on 287 Limberpine Circle and 261 Ponderosa Circle. The motion carried unanimously.

**Parachute/Battlement Mesa Chamber of Commerce/Octoberfest Donation**

A motion was made by Director Fletcher and seconded by Director Shepherd to approve a donation of \$1,000 to the Parachute/Battlement Mesa Chamber of Commerce. The motion carried unanimously.

**OLD BUSINESS**

None

**OTHER BUSINESS**

Director Arrington stated that there are new laws regarding home owners associations.

Mr. Rippey stated that he is communicating with BMSA legal counsel to gain an understanding of these new laws and what impacts they may have on the BMSA.

**ADJOURNMENT**

The regular meeting adjourned at 10:55 am to go into the covenant violation hearing process with Mr. Velasco present for his covenant violation hearing.

**RECONVENE**

The meeting reconvened at 11:25 am with Vice President Jason Fletcher presiding.

A motion was made by Director Grove and seconded by Director Shepherd to waive all fines, with the stipulation that the owner of 33 Cliff View Circle completes the fence installation and installs a weed barrier under the rocks in the front yard landscaping. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Hill to waive the \$50 fine for 332 Battlement Creek Trail. The motion carried with Director Lammey abstaining.

**ADJOURNMENT**

The meeting adjourned at 11:30 am to go into the covenant violation hearing process with Ms. Bedford present for her covenant violation hearing.

**RECONVENE**

The meeting reconvened at 11:35 am with Director Koning presiding.

A motion was made by Director Grove and seconded by Director Shepherd to waive all fines at 19 Meadow Creek Drive. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Arrington to waive the \$50 fine at 56 Sumac Court, with the stipulation, that should the lot not get mowed and fined again, the fine would double. The motion carried with Director Lammey abstaining.

A motion was made by Director Hoy and seconded by Director Grove to fine the owners of the red roof building in the Battlement Mesa Plaza \$25 per day for two weeks then \$50 per day for two weeks then \$75 per day for two weeks then \$100 per day until the property is cleared of all weeds, grass and other debris. The motion carried with Director Lammey abstaining.

A motion was made by Director Hoy and seconded by Director Hill to go onto the property at 12 W Tamarack Circle and repair the fence and mow the weeds and grass, double all charges accrued and bill them back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director Hoy and seconded by Director Grove to go onto the property at 404 Mineral Springs Circle to mow the weeds and grass, double all charges accrued and bill them back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director Hill and seconded by Director Hoy to fine the owner of 17 Mineral Springs Circle \$25 per day for two weeks then \$50 per day for two weeks then \$75 per day for two weeks then \$100 per day until the property is cleared of all weeds, grass and other debris. The motion carried with Director Lammey abstaining.

A motion was made by Director Grove and seconded by Director Hill to fine the owner of 5 Pinnacle Place \$25 per day for two weeks then \$50 per day for two weeks then \$75 per day for two weeks then \$100 per day until the property is cleared of all weeds, grass and other debris. The motion carried with Director Lammey abstaining.

A motion was made by Director Grove and seconded by Director Toomey to go onto the lot at 466 Meadow Creek Drive and mow the weeds and grass and remove any vegetation overgrowing onto the street, double the any charges accrued and bill it back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director Grove and seconded by Director Constine to go onto the lot at 151 Battlement Creek Trail and mow the weeds and grass and remove the dead trees, double any charges accrued and bill it back to the account. The motion carried with Director Lammey abstaining.

#### **ADJOURNMENT**

The meeting adjourned at 12:27pm.

# BMSA Financial Committee

## August 20, 2012 Report on Financial Documents

### For July 2013

#### Operating Accounts

The July 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 seventh 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 Operating Revenues exceeding the Budget amounts by \$624.18 and expenses under ran the budget by \$90,916.84. This reflects a net of \$264,261.03 or \$91,541.03 under budget. The significant expenses under running budget amounts are Landscaping, ROW Maintenance, Bike Path Maintenance, Fence Maintenance, Irrigation Water, Trash Services, and Dumpster fees. Some of these items have not been billed and/or work planned but not yet completed. The August results will show a significant change.

#### Reserve Accounts Review

A meeting was held with the Edward R. J Jones financial advisor, Blaine Franklin, to review the Investment Portfolio of BMSA Reserve Funds. Attending were Sandy Yeager, John Shepherd, and Bob Arrington (Bob Pendergast not available). The BMSA holdings were discussed as to the structure and values. For the CDs showing value loss, this is from either or two conditions:

1. A CD maturing and being transferred temporarily (usually a matter of days) in money market account for purchase of better rate CD or building to \$100K CD with higher term interest laddered to maturity dates.
2. A market value fluctuation of a CD that is covered by the fact that the CD, held to maturity is paid by investment value plus interest. If the CD is not held until maturity, the early cash out would be market value, higher, lower, or the same as investment value, plus interest (which corresponds to a bank CD that would subject to investment minus any penalty plus interest before maturity).

The money market fund provides a cash liquidity and transfer fund of cash. This allows CDs that are less than \$100K on maturity, if close, to be raised to the \$100k and/or a better new purchase to be timed for laddering or delayed over an adverse buying period such as a weekend or end-of-month.

The Statement provides a "snap shot" picture as per a given date, but the maturity provides the return of investment plus interest and true value of the instrument.

Except for Mark to Market changes, required by Government Regulations, there is rarely any real deduction in value.

To comply with Colorado Statutes and good financial management, there were no suggested changes in present investment strategy.

## **BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE**

Meeting minutes: July 3, 2013

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

Next Meeting: July 17, 2013

### **Agenda**

Meeting Minutes from June 19, 2013 approved.

Letter will be sent to HOA.

Discussed receiving packets for meetings 1 week in advance of meetings.

#### **Applications:**

46 Eagle Court, Eagle's Point

Owner: Travis Porter

Request: Remove dead tree.

Completion Date: Same as start date

Action: Approved

124 Roan Creek Drive, Battlement Creek Village

Owner: Lee & Sandy Fuglevand

Request: Install split rail fence

Completion Date: July 31, 2013

Action: Approved with condition of getting neighbors permission

**BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE**

Meeting minutes: July 17, 2013

Meeting Canceled by Thom Hamick.

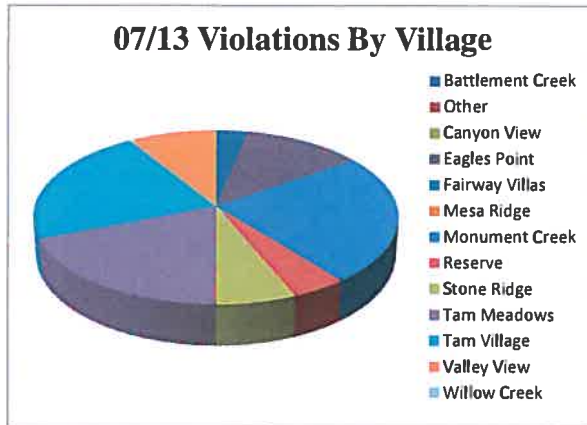
Report Period: July 2013

Violations YTD 671  
Violations This Mo. 128

Covenant Protection Violation Report

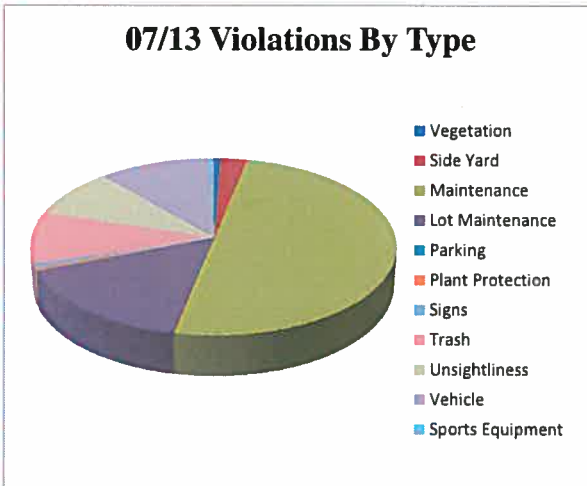
Report Prepared By: Keith Lammey  
Jul-13

	Monthly Violations By Village	% of Total Violations
Battlement Creek	8	6%
Other	0	0%
Canyon View	0	0%
Eagles Point	2	2%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	38	30%
Reserve	6	5%
Stone Ridge	4	3%
Tam Meadows	21	16%
Tam Village	21	16%
Valley View	21	16%
Willow Creek	7	5%



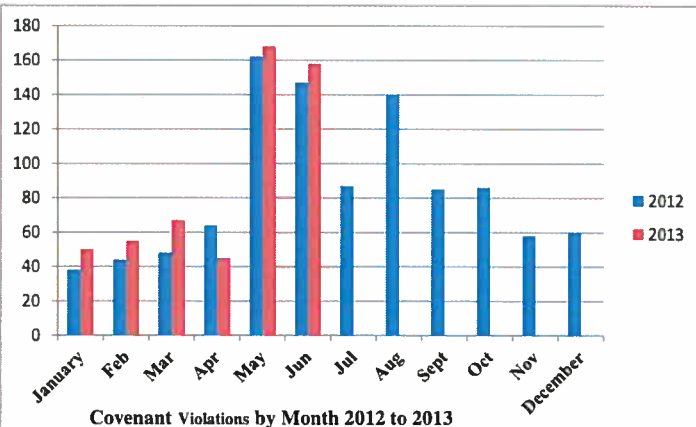
128	100%
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	Monthly Violations By Type	% of Total Violations
Vegetation	3	2%
Side Yard	2	2%
Maintenance	54	42%
Lot Maintenance	2	2%
Parking	0	0%
Plant Protection	0	0%
Signs	1	1%
Trash	34	27%
Unsanitiness	16	13%
Vehicle	15	12%
Arch Standards	1	1%



128	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	128
Aug	140	
Sept	85	
Oct	86	
Nov	58	
December	60	



1019	671
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Report Date: 7/30/2013		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
7/19/2013	313	Battlement Creek Trail	Battlement Creek	Vehicle	No letter sent.
7/19/2013	256	Battlement Creek Trail	Battlement Creek	Vehicle	No letter sent.
7/19/2013	294	Battlement Creek Trail	Battlement Creek	Vegetation Encroachment	
7/19/2013	216	Battlement Creek Trail	Battlement Creek	Maintenance	
7/19/2013	177	Battlement Creek Trail	Battlement Creek	Maintenance	
7/19/2013	40	Boulder Ridge Drive	Battlement Creek	Maintenance	
7/19/2013	596	Battlement Creek Trail	Battlement Creek	Maintenance	
7/19/2013	596	Battlement Creek Trail	Battlement Creek	Trash	
7/19/2013	48	Talon Trail	Eagle's Point	Vehicle	1:41pm-Travel trailer parked on driveway. No letter sent.
7/19/2013	98	Talon Trail	Eagle's Point	Lot Maintenance	1:42pm-Lot needs to be mowed.
7/19/2013	47	Aspen Way	Monument Creek	Trash	9:55am-Trash cart out.
7/19/2013	27	Aspen Way	Monument Creek	Maintenance	9:56am-Grass and weeds are very tall.
7/19/2013	86	Sagemont Circle	Monument Creek	Vehicle	9:58am-Travel trailer parked on driveway. No letter sent.
7/19/2013	102	Sagemont Circle	Monument Creek	Maintenance	9:59am-Grass is dead and weeds in the rocks.
7/19/2013	29	Spruce Court	Monument Creek	Trash	10:01 am-Trash cart out.
7/19/2013	29	Spruce Court	Monument Creek	Unsignitliness	10:01 am-Saw horse on the right side of garage.
7/19/2013	20	Spruce Court	Monument Creek	Unsignitliness	10:05am-Truck seat sitting on the ground.
7/19/2013	10	Spruce Court	Monument Creek	Side Yard	10:05am-Toyota CO tags 275-ZPL parked to the left of the driveway.
7/19/2013	120	Sagemont Circle	Monument Creek	Vehicle	10:08am-Boat parked on driveway. No letter sent.
7/19/2013	120	Sagemont Circle	Monument Creek	Trash	10:08am-Trash cart out.
7/19/2013	120	Sagemont Circle	Monument Creek	Unsignitliness	10:08am-Oil spots on driveway and oil drip pan laying on driveway.
7/19/2013	187	Sagemont Circle	Monument Creek	Maintenance	10:10am-Tall weeds and dead branch laying by street.
7/19/2013	205	Sagemont Circle	Monument Creek	Trash	10:11 am-Trash cart out.
7/19/2013	54	Hackberry Lane	Monument Creek	Trash	10:12am-Trash cart out.
7/19/2013	13	Pinetree Place	Monument Creek	Trash	10:14am-Trash cart out.
7/19/2013	13	Pinetree Place	Monument Creek	Unsignitliness	10:14am-2 coolers, weed wacker and computer sitting on driveway.
7/19/2013	51	Pinetree Place	Monument Creek	Trash	10:15am-Trash cart out.
7/19/2013	148	Columbine Lane	Monument Creek	Unsignitliness	10:15am-Building material on driveway covered by tarp. No letter sent.
7/19/2013	136	Columbine Lane	Monument Creek	Trash	10:16am-Trash cart out.
7/19/2013	11	Columbine Lane	Monument Creek	Maintenance	10:18am-No lawn and tall weeds.
7/19/2013	123	Rosewood Way	Monument Creek	Maintenance	10:20am-Grass is dead, property is distressed.
7/19/2013	12	Cactus Court	Monument Creek	Maintenance	10:24am-Weeds in the rocks on the Rosewood Way side of property.

7/19/2013	12	Cactus Court	Monument Creek	Trash	10:24am-Trash cart out.
7/19/2013	68	Rosewood Way	Monument Creek	Unsignltness	10:26am-Large planks to the left of garage.
7/19/2013	68	Rosewood Way	Monument Creek	Maintenance	10:26am-Weeds in the rocks.
7/19/2013	118	Ponderosa Circle	Monument Creek	Maintenance	10:28am-Property in distress. Lawn is dead.
7/19/2013	58	Lupine Lane	Monument Creek	Trash	10:28am-Trash cart out.
7/19/2013	46	Lupine Lane	Monument Creek	Trash	10:28am-Trash cart out.
7/19/2013	37	Sumac Court	Monument Creek	Trash	10:30am-Trash cart out.
7/19/2013	45	Wintergreen Way	Monument Creek	Trash	10:31 am-Trash cart out.
7/19/2013	33	Wintergreen Way	Monument Creek	Trash	10:33am-Trash cart out.
7/19/2013	33	Wintergreen Way	Monument Creek	Unsignltness	10:33am-Large water heater box on driveway.
7/19/2013	261	Ponderosa Circle	Monument Creek	Maintenance	10:37am-Lawn is dead.
7/19/2013	258	Ponderosa Circle	Monument Creek	Vehicle	10:38am-Travel trailer parked on driveway. No letter sent.
7/19/2013	323	Ponderosa Circle	Monument Creek	Trash	10:38am-Trash cart out.
7/19/2013	345	Ponderosa Circle	Monument Creek	Maintenance	10:40am-Lawn is dead and tall weeds.
7/19/2013	9	Juniper Lane	Monument Creek	Maintenance	10:42am-Tall weeds in rocks.
7/19/2013	425	Ponderosa Circle	Monument Creek	Vehicle	10:43am-Trailer parked on driveway. No letter sent.
7/19/2013	420	Lodgepole Circle	Stone Ridge	Maintenance	10:46am-Tall weeds in rocks.
7/19/2013	369	Lodgepole Circle	Stone Ridge	Vehicle	10:48am-Trailer with atv's parked on street. No letter sent.
7/19/2013	114	Lodgepole Circle	Stone Ridge	Maintenance	10:49am-Weeds in rocks to the left of the driveway.
7/19/2013	240	Lodgepole Circle	Stone Ridge	Yard sale sign	10:51 am-Yard sale signs displayed.
7/19/2013	62	Black Sulphur Place	Tamarisk Meadows	Trash	9:15am-Trash cart out.
7/19/2013	404	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:17am-Very tall weeds and dead lawn.
7/19/2013	404	Mineral Springs Circle	Tamarisk Meadows	Unsignltness	9:17am-Pool equipment on driveway.
7/19/2013	362	Mineral Springs Circle	Tamarisk Meadows	Vehicle	9:18am-Trailer parked on driveway. No letter sent.
7/19/2013	362	Mineral Springs Circle	Tamarisk Meadows	Expired Tags	9:18am-Chev Bronco CO tag 251-POM expired 09/12. Also has flat tire.
7/19/2013	346	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:20am-Lawn is dying and full of weeds.
7/19/2013	26	Crestone Place	Tamarisk Meadows	Maintenance	9:25am-Weeds and grass in rocks to the right of driveway.
7/19/2013	243	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:29am-Grass is tall.
7/19/2013	174	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:32am-Weeds in rocks to the right of the driveway.
7/19/2013	149	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:33am-Lawn is dead and weeds in rocks.
7/19/2013	5	Pinnacle Place	Tamarisk Meadows	Maintenance	9:36am-Rocks is full of weeds and cheat grass to the right of driveway. Lawn is tall.
7/19/2013	4	Goldfield Court	Tamarisk Meadows	Maintenance	9:38am-Tall weeds in the rocks to the right of driveway.
7/19/2013	59	Goldfield Court	Tamarisk Meadows	Maintenance	9:40-Dead trees and alfalfa growing at property.
7/19/2013	48	Goldfield Court	Tamarisk Meadows	Trash	9:41 am-Trash cart out.
7/19/2013	38	Goldfield Court	Tamarisk Meadows	Maintenance	9:42am-Tall weeds and lawn is dying.
7/19/2013	17	Mineral Springs Circle	Tamarisk Meadows	Maintenance	9:44am-Oil stains on driveway, bush to the left of driveway is dying, weeds in rocks and backyard is full of weeds.
7/19/2013	46	Pinnacle Place	Tamarisk Meadows	Maintenance	9:45am-Lawn is dead and weeds by driveway.
7/19/2013	47	Pinnacle Place	Tamarisk Meadows	Unsignltness	9:46am-Wood platform leaning against fence.

7/19/2013	26 Pinnacle Place	Tamarisk Meadows	Maintenance	9:47am-About a 30 foot dead tree.
7/19/2013	6 Pinnacle Place	Tamarisk Meadows	Unightliness	9:50am-2 large stroage shelves laying by garage.
7/15/2013	404 Mineral Springs Circle	Tamarisk Meadows	Maintenance	
7/19/2013	181 E Tamarack Circle	Tamarisk Village	Maintenance	8:47am-Lawn is dead, garage door broken, 1/2 of the slats missing in the fence.
7/19/2013	216 E Tamarack Circle	Tamarisk Village	Maintenance	8:48am-Weeds in yard by house and side yard. Garage door broken.
7/19/2013	227 E Tamarack Circle	Tamarisk Village	Maintenance	8:49am-Large aspen tree is dead.
7/19/2013	173 W Tamarack Circle	Tamarisk Village	Trash	8:51am-Trash cart out.
7/19/2013	152 W Tamarack Circle	Tamarisk Village	Vehicle	8:52am-Boat parked on driveway. No letter sent.
7/19/2013	21 W Tamarack Circle	Tamarisk Village	Unightliness	8:53am-Sofa sitting on driveway.
7/19/2013	12 W Tamarack Circle	Tamarisk Village	Maintenance	8:55am-Fence falling down. Property in disrepair.
7/19/2013	308 E Tamarack Circle	Tamarisk Village	Vehicle	8:57am-Small utility trailer parked on driveway. No letter sent.
7/19/2013	108 E Bonanza Place	Tamarisk Village	Maintenance	8:59am-Weeds in the rocks.
7/19/2013	22 W Bonanza Place	Tamarisk Village	Maintenance	9:01am-Weeds and grass in rocks and large branch leaning against fence.
7/19/2013	56 W Bonanza Place	Tamarisk Village	Trash	9:02am-Trash cart out.
7/19/2013	34 Cedar Circle	Tamarisk Village	Maintenance	9:04am-Weeds in rocks.
7/19/2013	98 Cedar Circle	Tamarisk Village	Maintenance	9:06am-Grass is dying and long, dead tree, weeds by entry door.
7/19/2013	111 Cedar Circle	Tamarisk Village	Trash	9:08am-Trash cart out.
7/19/2013	111 Cedar Circle	Tamarisk Village	Unightliness	9:08am-Storage rack on driveway by garage dor.
7/19/2013	180 Cedar Circle	Tamarisk Village	Trash	9:09am-Trash cart out.
7/19/2013	70 Queen City Circle	Tamarisk Village	Vehicle	9:11am-Boat parked on driveway. No letter sent.
7/19/2013	116 Queen City Circle	Tamarisk Village	Unightliness	9:12am- Christmas lights displayed, wheel barrow, barrel and gas can in front of house.
7/19/2013	116 Queen City Circle	Tamarisk Village	Trash	9:12am-Trash cart out.
7/10/2013	12 W Tamarack Circle	Tamarisk Village	Maintenance	
7/10/2013	90 W Bonanza Place	Tamarisk Village	Maintenance	
7/19/2013	466 Meadow Creek Drive	The Reserve	Lot Maintenance	
7/19/2013	19 Meadow Creek Drive	The Reserve	Vegetation Encroachment	
7/19/2013	332 Battlement Creek Trail	The Reserve	Vegetation Encroachment	
7/19/2013	15 Valley View Place	The Reserve	Maintenance	
7/19/2013	35 Mesa Vista Place	The Reserve	Maintenance	
7/19/2013	37 Valley View Place	The Reserve	Maintenance	
7/31/2013	53 Angelica Circle	Valley View	Maintenance	
7/31/2013	47 Bryan Loop	Valley View	Trash	
7/19/2013	87 Angelica Circle	Valley View	Trash	12:56pm-Trash cart out.

7/19/2013	89	Angelica Circle	Valley View	Trash	12:56pm-Trash cart out.
7/19/2013	81	Angelica Circle	Valley View	Trash	12:56pm-Trash cart out.
7/19/2013	37	Angelica Circle	Valley View	Trash	12:57 pm-Trash cart out.
7/19/2013	39	Angelica Circle	Valley View	Trash	12:57pm-Trash cart out.
7/19/2013	41	Angelica Circle	Valley View	Trash	12:57pm-Trash cart out.
7/19/2013	16	Angelica Circle	Valley View	Trash	12:58pm-Trash cart out.
7/19/2013	18	Angelica Circle	Valley View	Trash	12:58pm-Trash cart out.
7/19/2013	20	Angelica Circle	Valley View	Trash	12:58pm-Trash cart out.
7/19/2013	24	Cliff View Court	Valley View	Maintenance	1:06pm-Lawn is dying and weeds in the rocks.
7/19/2013	33	Cliff View Court	Valley View	Maintenance	1:07pm-Lawn is not getting watered, weeds in the back and side yards.
7/19/2013	79	Cliff View Circle	Valley View	Vehicle	1:08pm-Two wheeled trailer parked on driveway. No letter sent.
7/19/2013	103	Cliff View Circle	Valley View	Maintenance	1:09pm-Area to the left of the house never landscaped. No letter sent.
7/19/2013	103	Cliff View Circle	Valley View	Failure to comply to Architectural Standards	1:09pm-Pet enclosure needs to be removed.
7/19/2013	204	Cliff View Circle	Valley View	Trash	1:11 pm-Trash cart out.
7/19/2013	204	Cliff View Circle	Valley View	Unsignhliness	1:11 pm-Large dog crate by garage by ac unit.
7/19/2013	153	Cliff View Circle	Valley View	Maintenance	1:13pm-About half of the yard has been dug out.
7/19/2013	35	Cliff View Lane	Valley View	Unsignhliness	1:15pm-4x4 sheet of wood and ladder leaning against fence.
7/15/2013		Valley View Commons	Valley View	Maintenance	
7/19/2013	53	Promontory Place	Willow Creek	Side Yard	1:25pm-Small trailer parked in the side yard.
7/19/2013	53	Promontory Place	Willow Creek	Unsignhliness	1:25pm-Lawn mower sitting out.
7/19/2013	17	Promontory Place	Willow Creek	Maintenance	1:26pm-Stack of clippings to the righ to the property, weeds in the rocks and dead plant on Willow Creek Trail side of property.
7/19/2013	117	Willow Creek Trail	Willow Creek	Maintenance	1:27pm-Dead aspen tree.
7/19/2013	107	Willow Creek Trail	Willow Creek	Maintenance	1:28pm-Lawn is dying.
7/19/2013	61	Willow Creek Court	Willow Creek	Vehicle	1:30pm-Travel trailer parked at property. No letter sent.
7/19/2013	61	Ridgeview Place	Willow Creek	Maintenance	1:31 pm-Lawn is dead and fence is missing pickets.



BATTLEMENT MESA

# Service Association

## 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.

## Oil & Gas Committee Activities

- Oil & Gas Committee Members in attendance – Chuck Hall & Lynn Shore.

## Current Focus

- The Committee is following activities in and around the PUD to include air monitoring and drilling by Encana, WPX, and Ursa. Williams Midstream are also followed
- On July 29,2013
  - Lynn Shore and I attended a tour of the WPX Water Treatment Facility west of Parachute. This tour was arranged by the Middle Colorado Watershed Council.
- Ursa construction of Monument Ridge Pad

## Activities

- Middle Colorado Watershed Council report on Oil and Gas Tour - WPX Energy
  - WPX Energy hosted a tour of its water management facilities for thirty inquisitive stakeholders on July 29th. Tyler Bitter, Petroleum Engineer and Team Lead at WPX, kicked off the tour with a power point presentation covering a variety of topics related to minimizing environmental impacts in the oil and gas extraction and production process. Kent Hejl, Completions Manager for WPX, also explained how fracking is carried out on the well pad. At our request, Tyler talked more extensively on the subject of produced water and how it is collected, treated, and either reused



throughout the drilling process or disposed through deep well injection. After donning hard hats, protective glasses, and toe protectors, the group drove up the hill to WPX's centralized water treatment facility in Parachute. Brad Kesler, Technician Lead for Water Management Facilities at WPX, walked us through the treatment process which is designed to remove hydrocarbons, solids and other impurities before the water is recycled.

An interesting piece of information gleaned from the presentation and tour was the statement that WPX uses no fresh surface water for the hydraulic fracturing procedures on their new wells; they rely totally on "produced water", quite salty water that comes from the wells along with the produced gas. By treating and recycling the produced water for fracturing, the usage of millions of gallons of fresh surface water from our watershed is eliminated, thus saving precious Colorado water resource for other traditional usages.

- Jeff Powers of Ursa recently reported about their planned activities just outside of the PUD.
  - The purpose of this email is to notify you of our plans to begin construction of our Monument Ridge Pad on August 21, 2013. Construction will last approximately 10 days. We have plans for dust mitigation during this time and will also be installing a straw bale wall to limit visual impacts along Stone Quarry Road as well. If you have any questions regarding this notification, please contact me at your earliest convenience.

#### **Action Items / Next Steps**

- Follow activities of Oil & Gas in and around the PUD.

## POST Committee Minutes

Meeting held July 29<sup>th</sup>

In attendance, Laurel Koning, Brad Hoy, Kyle Grambley (early departure), and Belinda Rogers.

Discussion of the newly acquired property Healthy attitude toward the development of a community committee to be brought into the decision making process for this area. Meeting date set for September 16<sup>th</sup> at 7 p.m. List of invitees to be provided by each BMSA Director. This list will be consolidated and merged with form letter that was reviewed in draft form at last BMSA meeting. Mailing will be completed no later than day after BMSA meeting in August. BMSA Directors will also be invited to participate.

Goal of meeting is to get healthy ideas and line of communication going. Meeting to begin at 7 p.m. and will last no longer than 8:30 p.m. Follow-up meeting date will be presented if there is interest from the group to continue line of discussion. Each POST member to gather as many pictures as possible of city art from surrounding areas. Next meeting vital in finalizing agenda for community meeting.

Frisbee golf - After brief discussion, Brad and Laurel decided that it would be beneficial to meet with Steve Rippey to discuss the position of BMMD/GVRC. That meeting will be scheduled for the week of August 5<sup>th</sup>. The hope in meeting with Roderick (from the high school) is still on the table. Brad had no luck getting him to return any of his calls or visits.

Remote control cars & boats – Brief interest still exists....however, further discussion would be imperative to develop a site on which to create and rc track. Laurel will attempt to reach someone from Rifle to get additional information on their track.

Committee set the next meeting for Monday, September 15<sup>th</sup> at 6:45 p.m. at the Grand Valley Rec Center..

 **BATTLEMENT MESA**  
**Service Association**

August 21, 2013

Name  
Address  
Address

RE: SPECIAL MEETING: SEPTEMBER 16 AT 7:00 PM

Dear :

Near the end of 2012, the Battlement Mesa Service Association purchased the property located at the base of the hill just south of the Colorado River. The Battlement Mesa Service Association decided to pursue purchasing this property as we felt strongly that this could be developed as a great "front door" for Battlement Mesa. It has immediate exposure as you cross the river and begin up the hill and continue into Battlement Mesa.

As you might have seen, the property has had numerous improvements. After allowing the Grand Valley Fire Department to use the property for training, the house was demolished. Additional work has been done to level and remove all of the dead landscaping from the property. Current work is in process to reseed the property.

Before we go further, we feel that it would be beneficial to ask for input from the community. Your name was given to the Parks, Open Space and Trails Committee..... the committee that has stepped up to serve as the liaison between the villages and the BMSA Board of Directors.

We are inviting you to attend our upcoming kickoff meeting. The purpose of this meeting is to listen and share ideas from village representatives as to what they might want to see developed on this property.

We are proud of our community and want others to see that pride. We feel that this property can do just that! The POST committee (Parks, Open Space and Trails) hopes that you can participate in our kickoff initiative.

The meeting will take place on Monday, September 16<sup>th</sup> at the Parachute Public Library. We will open our meeting at 7 p.m. and will conclude no later than 8:30 p.m. Should you have any questions prior to the meeting, please call Laurel Koning, Chairman, at 970-285-1258.

We look forward to your participation.

Battlement Mesa Parks, Open Spaces and Trails Committee  
Laurel Koning, Bray Hoy, Mary Anderson, Kyle Grambley and Belinda Rogers

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*The Colorado Dream*

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BMSA Planning Committee

August 15, 2013

Synopsis of Planning Committee Meeting on 8/15/13

Meeting Participants were:

Jason Fletcher  
Don Gray  
Steve Rippy  
Eric Schmela

Meeting agenda

- Insure committee members are in sync on Comp Plan objectives
- Review Preliminary Outline and Vision
- Discuss and agree on scope of the comprehensive plan
- Discuss extent of consultant involvement

Participants agreed to move forward by compiling existing plans for land use, development, infrastructure, and others to use as a beginning (core) of a Battlement Mesa comprehensive plan. Eric agreed to provide BM Co documents for this purpose. Committee will collect documents from other groups and entities as available.

The Preliminary outline and vision documents will continue to be referenced as the committee moves along.

Participants agreed initial comprehensive plan development will be focus on a plan for Battlement Mesa and can be later broadened to planning with others outside the PUD.

It was a consensus among the committee that we should proceed with committee developing the plan and to utilize the consultant on an as needed basis in the future.

Next meeting in September, date and time TBD.

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BATTLEMENT MESA  
Service Association

Public and Community Relations  
Committee Meeting Update  
August 20, 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). During the past two months an entire section has been added for KSUN Community Radio. Within a few days the old [www.KSUNradio.org](http://www.KSUNradio.org) website will be redirected to the new section on the Battlement Mesa site. In the meantime, if you want to look at the new section, log on to [www.BattlementMesaColorado.com/ksun-fm](http://www.BattlementMesaColorado.com/ksun-fm). The website traffic continues to be strong. **During July, there were 11,333 visits to the site, 37,688 page views, (up slightly from 36,432 page views in June).** (*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 433. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The last newsletter achieved an open rate of 43% (166 opens of 421 which were sent). The August Newsletter will go out in the next day or two.
- Showcase Positive Lifestyle After considerable delay, the 2013 Insiders' Guide is at the printers and will be distributed shortly. The new Insiders' Guide is 32 pages and will be added to [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com) after it has been distributed.
- Facebook Our facebook "friend" list seems stuck 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 is planning another meeting in early September to continue work on our Gateway Interpretive Signs. We received another printing of rack cards and are in the process of restocking the displays.

## Action Items/Next Steps

- Add the 2013 Insiders' Guide to the [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com) home page.
- 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. As time permits, create additional videos to add to the website.

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

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**Public Works Committee Meeting****07/31/2013****Meeting convened at 12 noon Adjourned 12:30 p.m.****Members In attendance:** Jeff Hill, Greg Davidson, Dick Deussen**Members Absent:** Steve Rippy**Current Committee Goals:**

- Keep an eye on maintenance items within the community.
- 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 intertersection

**Current Focus:**

- Weed spraying of the bike paths is currently in process concentrating on those areas prior to repaving. Greg reported that weeds are fewer this year than last.
- The parkway intersection near the waterfall has been reconfigured by the county removing the island to improve safety. Temporary reflective tabs delineating lanes until striping is completed. The county's subcontractor expects to be striping in two or three weeks

at the intersection as well as other recently repave roadways within Battlement Mesa.

- LED street lighting has been completed within Willow Creek and is continues at this time in the Reserve/Battlement Creek areas.
- The committee recommends assessment of the need additional stop signs, or lack of need as the case may be within the Battlement Mesa communities. It was felt that some are not needed while others are needed to improve safety.



**BMSA Board of Directors Meeting  
August 20, 2013  
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: August 15, 2013  
Attended by: Keith Lammey  
Next Meeting: September 19, 2013**

**Overview:**

The August 2013 AGNC meeting was held in Grand Junction on September 19<sup>th</sup>. The August AGNC meeting agenda is part of this report.

In addition to the normal agenda items, the August meeting included the following presentations:

- Garfield County Federal Mineral Lease District – Gregg Rippy, FMLD Chairman and Drew Gorgey, FMLD Counsel.
- Grand Valley Drainage District, Kevin Williams
- Challenges that cities face – Rich Englehart, Grand Junction City Manager

Minutes of the July 18, 2013 meeting are attached.

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

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## AGENDA

August 15, 2013

### AGNC BOARD OF DIRECTORS & MEMBER MEETING

11:00 am – 2:30 pm

Mesa County Multipurpose Room,  
544 Rood Ave  
Grand Junction, CO

- 11:00 am** 1. Mike Samson, Chairman:  
Call to order and introductions  
Next meeting (September 19<sup>th</sup>, Meeker)  
Approval of minutes
- 11:15-12:15** **Morning Speakers:** Gregg Rippy, Chairman Garfield County Federal Mineral Lease District, and Drew Gorgey, FML Counsel
- 12:15-1:15** **Lunch Speaker:** Kevin Williams, Grand Valley Drainage District  
Kevin will cover storm water management rules going into effect and how they will impact all cities and counties
- 1:15-1:45** 2. Jeff Eskelson, Treasurer: Budget report for July
- 1:45 – 2:30** 3. Project and Committee Reports:
- Area Agency on Aging: Dave Norman
  - Communications: Kelly Sloan
  - Dinosaur Welcome Center: Cheryl McDonald
  - New Business/Member Comments
4. Adjournment

# AGNC BOARD OF DIRECTORS & MEMBERS MEETING MINUTES

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

Olympian Hall, Howelsen Hill Ski Area

845 Howelsen Parkway

Steamboat Springs, Colorado

**CALL TO ORDER & INTRODUCTIONS** - Chairman Mike Samson called the meeting to order at 10:20 am.

Introductions were as follows:

**Board Members & Alternates:** Mike Samson, Garfield County; Doug Monger, Routt County; Jeff Eskelson, Rio Blanco County; Tom Mathers, Moffat County; Terry Carwile, City of Craig; Winnie Delliquadri, Sonja Macys, Steamboat Springs; Lisa Hatch, Rangely.

**Others:** Mary Alice Page-Allen, Oak Creek; Casey Earp, Steamboat Springs; Kelly Sloan, RightWord Consulting; Dianna Orf, Ted Orf, Orf & Orf, P.C.

**Speakers:** Nancy Kramer, Community Agriculture Alliance; Greg Winkler, DOLA.

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

**NEXT MEETING** - The next board/member meeting will be August 15th in Grand Junction at Ute Water Conservancy District.

**MINUTES** - Minutes of the June 12th meeting were presented. A motion was made by Tom Mathers to accept the minutes, and second was made by Jeff Eskelson. **Motion carried.**

**BUDGET REPORT** - The June 2013 financial reports were presented by Jeff Eskelson, Treasurer. The list of cities that did not pay dues in 2013 was reviewed, and the 2012-2013 budget overage for the Dinosaur Welcome Center was discussed. Executive Director Scott McInnis called for Cheryl McDonald, DWC Director, to present the 2013-2014 budget for review at the next meeting. Doug Monger made the motion to approve the financials, second was made by Sonya Macys. **Motion carried.**

## PROJECT & COMMITTEE REPORTS

**Dinosaur Welcome Center (DWC):** Manager Cheryl McDonald was not in attendance, but her written report showed June visitation up 7.04% over 2012, and mention was made of a shortage of volunteers, making it necessary for her to spend more time covering the front desk. Upcoming study tours were outlined, as well as the Colorado Tourism Conference in October.

**Communications:** Kelly Sloan, RightWord Consulting, outlined projects since the last meeting, and work associated with the July 3<sup>rd</sup> hold harmless press conference in Grand Junction drew a "well done" from members. Other correspondence included a letter of support for the Cameo site shooting facility, a Parachute oil shale regulations document, the Roan Hold Harmless Resolution for Garfield County, and a requested hold harmless letter for the Town Of Parachute to send to Jewell and Brown.

**DOLA Grants & EZ update:** Administrative Assistance Ava Bowles relayed 2<sup>nd</sup> quarter totals reported to the state for the mini-grants & EZ activity. None of the DOLA mini-grant projects had expended funds as of 6/30/13, but several said their projects would be completed in the 3<sup>rd</sup> quarter. Twelve EZ Contribution Projects received donations January through June, with cash contributions of \$61,302.00, and in-kind contributions of \$13,413.50. Certifications for the business tax credits generated qualified capital investments of \$10,562,971 in the NW Enterprise Zone.

**Government Relations:** Diana Orf, Orf & Orf, P.C., handed out a July government affairs report, and a fiscal analyst memorandum regarding state & local transportation funding. Interim session activities reported include a transportation legislation review committee, a Colorado Water Conservation Board state water plan, and a SB 252 advisory committee. Diana relayed that Colorado Attorney General John Suthers commented that the legislature should have known about the costs being determined by the SB 252 advisory committee BEFORE passing the bill.

**MORNING SPEAKER** – Nancy Kramer, Community Agriculture Alliance, shared goals & progress of the NW Colorado Cultural Heritage Tourism program. By promoting economic development through cultural history tourism, historic assets & stories of individual communities are preserved, and regional collaboration is built. A 2013-2014 project will benefit Garfield, Jackson, Routt, Moffat & Rio Blanco counties by supplying gate way signs, encouraging travelers to visit historic sites & museums. Nancy brought samples of brochures that are provided at visitor centers & other locations, as well as the 2-page ad that appears in this year's Colorado Official State Vacation Guide. A three-year action plan to guide the Colorado Tourism Office to assist with agritourism was also passed out. Nancy encouraged members to tell others of the NWCCHT efforts, and said that letters of support would be helpful in procuring future funding.

**STRATEGIC PLANNING CONCLUSION:** – Greg Winkler, DOLA, concluded the strategic planning process by presenting a 4-page summary, and some suggested mission statements for AGNC. Greg asked for comments & suggestions to amend the 4-page summary, as well as the two versions of the mission statement. Winnie Delliquadri offered a revised mission statement (*The mission of the Associated Governments of Northwestern Colorado is to provide a forum for information sharing, interaction and joint action for the local governments of northwestern Colorado.*) that Greg said he would use to replace the ones he authored, and several summary revisions will be included in a final copy. Greg encouraged AGNC to keep the mission statement in mind when planning the new budget & speaker schedule.

**ADJOURNMENT** Chairman Mike Samson adjourned the meeting at 1:50 pm.

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



## Manager Report

Date: August 20, 2013  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**8935 CR 300:** Hydro-seeding has been completed and irrigation of the site has been ongoing and new vegetation has started to grow. Eric Short and I will continue to monitor the growth of the vegetation to determine if areas will require a second application of hydro-seed.

**Directional Signage:** The directional signs located at the corner of the new Kum & Go and at the intersection of E. Battlement Parkway and Spencer Parkway were replaced this past month.

**Trails Overlay Project:** The asphalt overlay on the remaining trails is scheduled to start the week of August 26<sup>th</sup>.

**LED Lighting Project:** I have placed the order for 190 LEDs to retrofit additional street light fixtures throughout Battlement Mesa. The 190 units will replace the existing lights in Battlement Creek Village, Stone Ridge, Monument Creek Village, Tamarisk Village, Tamarisk Meadows, RV Park and the Rental Pads. This will leave Saddleback Village, Battlement Parkway, Spencer Parkway, Northstar Trail, Monument Trail and Stone Quarry unfinished. I have requested quotes for installation from Western Frontier Electric and R&A Enterprises.

**Common Area Signs:** I had three new “No Fires, Fire Works, Smoking, Motorized Vehicles, Etc.” signs installed in the common area along Stone Quarry Road across from the Tamarisk Village and Tamarisk Meadows communities. I have an additional sign on order that states “No Dumping of Trees, Brush, Clippings, etc.” as we continue to have people disposing of their landscaping materials on the property.

**Maintenance Items:** The 2<sup>nd</sup> mowing of weeds and grass along the trails was completed this past month. A stop sign, street sign and speed limit sign were replaced in the Monument Creek and Stone Ridge Villages. All three sign posts were broken and it appears to be due to vandalism. Two sidewalk areas were repaired in Monument Creek Village. Both locations had severe concrete damage and were a safety concern. The split-rail fence along the trail near St. Johns School was repaired. Six flags were replaced at the Golf Course.

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*The Colorado Dream*

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