



APPROVED  
10/15/13

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 17, 2013

Present:	Keith Lammey Jason Fletcher John Shepherd Laurel Koning Sara McCurdy Bernita Grove Eric Short Jeff Hill 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, Tamarisk Village Director, The Fairways Director, Willow Creek Village
Excused Board Members:	Joel Toomey John Constine Greg Davidson Brad Hoy Eric Schmela	Director, Stone Ridge Village Director, The Reserve Director, Tamarisk Meadows Director, Valley View Village Declarant, Battlement Mesa Partners
Also Present:	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
Community Members Present:	Carol Abbot	Garry Evenson

**OWNER'S OPEN FORUM**

Carol Abbott and Garry Evenson stated that she is worried about the health hazards that could come from the proposed Metcalf soil treatment facility and wondered what the BMSA Board's thoughts were on the facility.

Director Grove stated she heard about it but was unfamiliar. Other Directors stated they were unaware of it.

Director Lammey asked Manager, Steve Rippy, if he had any information on the facility.

Mr. Rippy explained that he received a binder of information about the project from the County but did not receive the information in a time frame that would have allowed him to get it into the packets. He explained that the document submitted contains several hundred pages and is available at the office for Board Members to review and get copies if needed.

The Board directed Mr. Rippy to post notices at Clark's Market, Recreation Center, BMSA offices and Senior Center notifying the date and time of the hearing on the Metcalf soil treatment facility is to be held by the Garfield County Planning Commission.

**CALL TO ORDER**

Director Lammey called the meeting to order at 9:08 am.

**EXCUSE BOARD MEMBERS**

Director Lammey excused absent Board members Eric Schmela, Joel Toomey, John Constine, Greg Davidson and Brad Hoy.

**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.

Director Short disclosed that a company he owns is under contract with the BMSA to provide landscape maintenance.

#### **APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Hill to approve the August 20, 2013 minutes as presented. The motion carried unanimously.

#### **FINANCIAL REPORTS**

A motion was made by Director Grove and seconded by Director McCurdy to approve the August 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 Lammey reported that URSA will be holding their annual meeting on Friday, September 27, 2013 at 7:00pm at the Grand Valley Fire Protection District.

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

Director Koning reported that the committee held its first meeting with about 15 community members on September 16, 2013 to begin discussions of potential improvements or uses for the property at 8935 County Road 300. The attendees agreed they would like to continue to participate in the discussions.

**Planning Committee:** Delegate Fletcher reported that the committee will be meeting on Thursday, September 19, 2013 at 9am at the BMC offices.

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

**Public Works Committee:** No meeting. This committee meets quarterly.

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

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

See attached report.

Mr. Rippey reported that he is working on the 2014 budget and will email a draft to the Board members.

Mr. Rippey reported that BMSA will need to modify their collection policy because of legislation that was passed. The modification needs to be completed by January 1, 2014.

#### **DEVELOPER REPORT**

Declarant Fletcher reported that the Willow Park Apartments have been closed down.

Declarant Fletcher reported that 23 homes at the RV Park have been sold. The buyer will begin moving the homes soon.

Declarant Fletcher reported that the contractor, Gould Construction, will begin ground work on the new park parcel soon. The 1<sup>st</sup> phase is being funded by donors and a grant that the Parachute/Battlement Mesa Park and Recreation District obtained. The Park and Recreation District is in the process of applying for another grant for phase 2.

#### **NEW BUSINESS**

None

#### **OLD BUSINESS**

Director Arrington stated that Article 5, Section 5.3 of the BMSA bylaws state that a Board of Director must be a resident of Battlement Mesa to be able to serve as a delegate and since the delegate for Tamarisk Meadows no longer lives in Battlement Mesa he is no longer eligible to serve as a delegate.

Mr. Rippy explained that we have discussed this issue with our attorney on two separate occasions and the attorney's legal opinion is that as long as a person is an owner of property in Battlement Mesa they are eligible to serve as a delegate.

The Board, after review of the by-law and lengthy discussions agreed with the attorney's opinion.

Director Arrington asked to be put on record that he is opposed to the Tamarisk Meadows Delegate continuing to serve on the Board because he is no longer a resident which he believes is a violation of the by-laws.

A motion was made by Director Shepherd and seconded by Director Arrington to ask our attorney to review our documents again concerning a Director not living in Battlement Mesa. The motion failed with Director Short abstaining.

#### **OTHER BUSINESS**

#### **HEARINGS**

Delegate Fletcher took over the meeting at 11:00 for the hearing process.

A motion was made by Director Short and seconded by Director Hill to waive the \$100 fine with the stipulation that the new owners of 181 E Tamarack Circle have until October 31, 2013 to repair/replace the garage door, remove all weeds from landscape rock areas, store the trash cart, mow and trim the yard, remove the dumpster and general exterior cleanup. The motion carried with Director Lammey abstaining.

Director Shepherd left the meeting at 11:20am.

A motion was made by Director McCurdy and seconded by Director Grove to go onto the property at 90 W Bonanza Place to remove the dead tree and mow the weeds/grass. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Hill to go onto the property at 98 Cedar Circle to remove the dead tree and mow the weeds/grass. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director Grove to fine the owners of 312 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 mowed and trimmed and the yard is watered. The motion carried with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director Hill to fine the owners of 38 Goldfield Court \$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 mowed and trimmed and the yard is watered. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Short to fine the owners of 13 Pinetree 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 grass is mowed and all weeds are removed. The motion carried with Director Lammey abstaining.

A motion was made by Director Hill and seconded by Director Grove to fine the owners of 261 Ponderosa 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 mowed and trimmed and the yard is watered. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Hill to fine the owners of 596 Battlement Creek Trail \$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 mowed and trimmed and the yard is watered. The motion carried with Director Lammey abstaining.

Director Shepherd returned to the meeting at 12:00pm.

A motion was made by Director McCurdy and seconded by Director Koning to go onto the property at 294 Battlement Creek Trail to remove the weeds and grass and all vegetation growing over the curb. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

#### **ADJOURNMENT**

The meeting adjourned at 12:15pm.

**BMSA Financial Committee**  
**September 17, 2013 Report on Financial Documents**  
**For August 2013**

Operating Accounts

The August 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 eighth month of our financial year. They appear complete and accurate and comply with accepted financial accounting standards. There are no entries that are unusual and the accounts that exceed budget amounts by significant amounts are balanced out by the items of large under runs.

The year to date data reflects the actual Operating Revenues exceeding the Budget amounts by \$2,201.38 and expenses under ran the budget by \$72,341.94. This reflects a net of \$139,394.31 or \$74,543.32 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.

Reserve Accounts Review

We reviewed the Reserve Accounts placed with Edward R. J Jones. As stated in last month's report, we believe these funds are being handled appropriately.

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

Meeting minutes: August 7, 2013

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

Absent: Keith Sheppleman

Next Meeting: August 21, 2013

### **Agenda**

Meeting Minutes from July 3, 2013 and July 17, 2013 approved

No letters sent

#### **Applications:**

28 Snowberry Place, Stone Ridge Village

Owner: Dave Devanney

Request: Re-shingle existing roof

Completion Date: September 1, 2013

Action: Approved

346 Mineral Springs Circle, Tamarisk Meadows

Owner: Luis Ibarra

Request: Stain Fence

Completion Date: November 1, 2013

Action: Approved

20 Eagle Court, Eagles Point

Owner: Brandon Mayne

Request: Install shed and complete privacy vinyl fencing

Completion Date: October 31, 2013

Action: Approved

33 Cliff View Circle, Valley View Village

Owner: Jose Velasco

Request: Install fence

Completion Date: November 17, 2013

Action: Approved

12 Columbine Lane, Monument Creek Village

Owner: Lecia & Terry Hill

Request: Plant Crimson King Maple tree

Completion Date: August 7, 2013

Action: Approved

116 Rosewood Way, Monument Creek Village

Owner: Dan Hutton/Toni Vincenzetti

Request: Reside house with vinyl siding

Completion Date: December 1, 2013

Action: Approved

10 Spruce Court, Monument Creek Village

Owner: Miles Moran Jr.

Request: Use gravel area for parking. They have been doing this for years

Completion Date: Already complete

Action: Denied. Need dimensions of parking area and type of gravel.

117 Willow Creek Trail, Willow Creek Village

Owner: Mary Bowden

Request: Remove dead tree, plant new tree and shrubs to cover old stump

Completion Date: August 31, 2013

Action: Approved

35 Mesa Vista Place, The Reserve

Owner: Jeff & Melissa Bradley

Request: Plant 3 Forest Pansy Redbud trees

Completion Date: August 4, 2013 or approval date

Action: Approved



**BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE**

Meeting minutes: August 21, 2013

Present: Thom Hamick, Lecia Hill, and Keith Sheppleman

Absent: Matthew Fenton and Eric Short

Next Meeting: September 4, 2013

Agenda

Meeting minutes from August 7, 2013 approved.

No letters sent

Applications:

4 Goldfield Court, Tamarisk Meadows

Owner: Judy Krueger Irrevocable Trust

Request: Landscaping

Completion Date: October 31, 2013

Action: Approved

525 Ponderosa Circle, Monument Creek Village

Owner: Dave & Susan Janssen

Request: Paint window trim

Completion Date: September 30, 2013

Action: Approved

139 Ponderosa Circle, Monument Creek Village

Owner: Ron Quest

Request: Stain Cedar fence

Completion Date: September 2, 2013

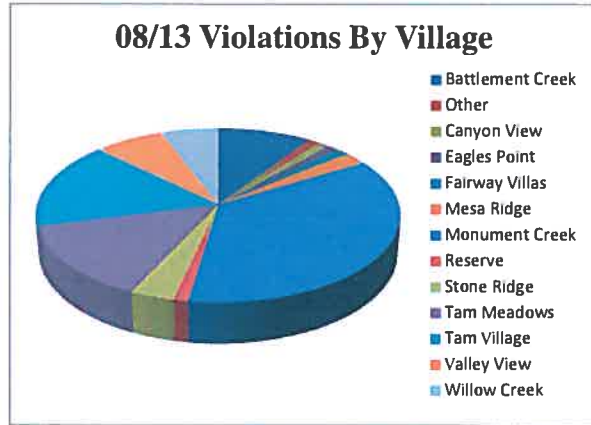
Action: Approved

Report Period: August 2013

Violations YTD 843  
Violations This Mo. 172

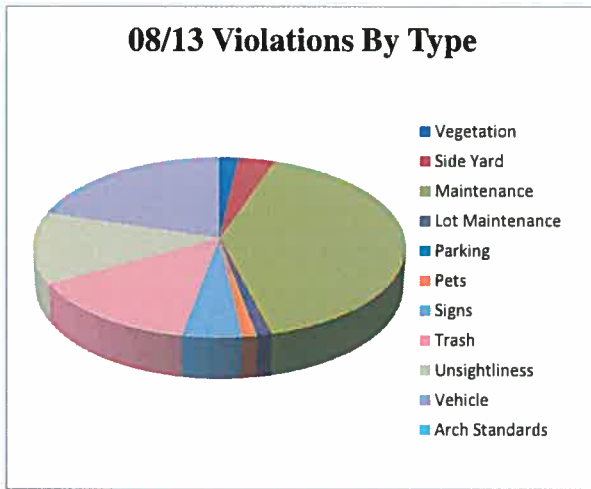
Covenant Protection Violation Report  
Report Prepared By: Keith Lammy  
Aug-13

	Monthly Violations By Village	% of Total Violations
Battlement Creek	16	9%
Other	2	1%
Canyon View	2	1%
Eagles Point	2	1%
Fairway Villas	2	1%
Mesa Ridge	4	2%
Monument Creek	62	36%
Reserve	2	1%
Stone Ridge	6	3%
Tam Meadows	24	14%
Tam Village	28	16%
Valley View	12	7%
Willow Creek	10	6%



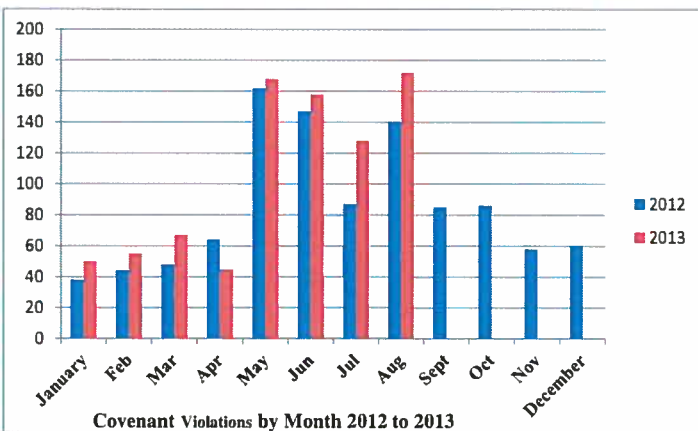
172	100%
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	Monthly Violations By Type	% of Total Violations
Vegetation	3	2%
Side Yard	6	3%
Maintenance	70	41%
Lot Maintenance	2	1%
Parking	0	0%
Pets	2	1%
Signs	8	5%
Trash	24	14%
Unsignliness	22	13%
Vehicle	35	20%
Arch Standards	0	0%



172	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	172
Sept	85	
Oct	86	
Nov	58	
December	60	



1019	843
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Report Date: 8/31/2013		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
8/31/2013	124	Roan Creek Dr	Battlement Creek	Vehicle	11:04am-ATV parked on driveway.
8/31/2013	151	Battlement Creek Trl	Battlement Creek	Maintenance	10:54am-No change to property.
8/31/2013	313	Battlement Creek Trl	Battlement Creek	Vehicle	10:57am-Trailer parked at property. No letter sent.
8/31/2013	337	Battlement Creek Trl	Battlement Creek	Maintenance	10:58am-Dead trees.
8/31/2013	596	Battlement Creek Trl	Battlement Creek	Maintenance	11:02am-Dead grass and trees.
8/18/2013	224	Roan Creek Drive	Battlement Creek	Maintenance	4:06pm-Two large dead aspen trees.
8/18/2013	265	Roan Creek Drive	Battlement Creek	Vegetation	4:04pm-Vegetation overgrowing into the street.
8/18/2013	294	Battlement Creek Trail	Battlement Creek	Vegetation	3:58pm-Vegetation overgrowing into the street.
8/18/2013	294	Battlement Creek Trail	Battlement Creek	Lot Mowing	3:58pm-Lot needs to be mowed.
8/18/2013	332	Battlement Creek Trail	Battlement Creek	Illegal Sign	4:09pm-Yard sale signs.
8/18/2013	596	Battlement Creek Trail	Battlement Creek	Trash	4:00pm-Trash cart out.
8/18/2013	596	Battlement Creek Trail	Battlement Creek	Maintenance	4:00pm-Dead trees, tall weeds, yard is dead.
8/9/2013	151	Battlement Creek Trl	Battlement Creek	Maintenance	
8/1/2013	332	Battlement Creek Trail	Battlement Creek	Trash	
8/1/2013	596	Battlement Creek Trail	Battlement Creek	Trash	
8/1/2013	596	Battlement Creek Trail	Battlement Creek	Maintenance	
8/30/2013	45	Poppy Ct	Canyon View	Unsignliness	11:26am-Plastic chair under tree in common areas.
8/18/2013	250	Limberpine Circle	Canyon View	Trash	3:22pm-Trash cart out.
8/30/2013	20	Eagle Court	Eagle's Point	Side yard	
8/18/2013	20	Eagle Court	Eagle's Point	Vehicle	4:21pm-Trailer parked in rocks.
8/31/2013	49	Hogan Cir	Fairways	Illegal Signe	10:46am-Illegal sign.
8/23/2013	49	Hogan Cir	Fairways	Signs	
8/31/2013	12	W Ridge Ct	Mesa Ridge	Vehicle	11:11am-Motorhome parked in front of driveway.
8/23/2013	12	West Ridge Ct	Mesa Ridge	Oversized Vehicle	
8/23/2013	20	West Ridge Ct	Mesa Ridge	Common Area Violation	
8/13/2013	27	North Ridge Court	Mesa Ridge	Pets	
8/30/2013	12	Rosewood Way	Monument Creek	Working on vehicle	10:50am-Truck on jacks being worked on on their driveway.
8/30/2013	13	Pineuree Pl	Monument Creek	Maintenance	10:38am-Weeds by fence and dead grass.
8/30/2013	14	Aspen Way	Monument Creek	Side Yard	10:19am-Purple truck parked in rocks to the left of driveway.
8/30/2013	16	Juniper Ln	Monument Creek	Trash	11:05am-Trash cart out.
8/30/2013	27	Aspen Way	Monument Creek	Maintenance	10:17am-Tall grass and weeds.
8/30/2013	30	Juniper Ln	Monument Creek	Illegal Signe	10:59am-Lost dog signs.
8/30/2013	35	Pineuree Pl	Monument Creek	Trash	10:36am-Trash cart out.
8/30/2013	37	Sumac Ct	Monument Creek	Vehicle	10:57am-Boat parked on driveway. No letter sent.
8/30/2013	38	Pineuree Pl	Monument Creek	Vehicle	10:36am-Travel trailer parked at property. No letter sent.

8/30/2013	41 Lupine Ln	Monument Creek	Unsignhtliness	10:55am-Truck topper to the left of garage. Rakes and shovels also stored by garage.
8/30/2013	43 Spruce Ct	Monument Creek	Maintenance	10:23am-Rocks full of grass.
8/30/2013	45 Hawthorne Way	Monument Creek	Trash	10:57am-Trash cart out.
8/30/2013	51 Hackberry Ln	Monument Creek	Yard Sale Sign	10:15am-Yard sale sign on Monument Creek and Sagemont Circle.
8/30/2013	53 Aspen Way	Monument Creek	Maintenance	10:18am-Dead grass, rocks full of weeds, dead tree.
8/30/2013	53 Aspen Way	Monument Creek	Unsignhtliness	10:18am-Lawn mower out.
8/30/2013	54 Rosewood Way	Monument Creek	Trash	10:47am-Trash cart out.
8/30/2013	59 Pinyon Pl	Monument Creek	Maintenance	11:09am-Weeds in rocks to the left of driveway.
8/30/2013	79 Colombine Ln	Monument Creek	Maintenance	10:40am-Dead trees.
8/30/2013	82 Bristlecone Ct	Monument Creek	Vehicle	11:01am-Motorhome parked at property. No letter sent.
8/30/2013	86 Sagemont Circle	Monument Creek	Vehicle	10:21am-Boat on driveway. No letter sent.
8/30/2013	101 Dogwood Ln	Monument Creek	Trash	11:03am-Trash cart out.
8/30/2013	102 Sagemont Circle	Monument Creek	Maintenance	10:22am-Dead grass, weeds in rocks.
8/30/2013	105 Ponderosa Cir	Monument Creek	Vehicle	10:51am-Large cargo trailer parked on driveway. No letter sent.
8/30/2013	120 Sagemont Circle	Monument Creek	Unsignhtliness	10:25am-Christmas decorations displayed.
8/30/2013	120 Sagemont Circle	Monument Creek	Maintenance	10:25am-Dead tree, weeds in rocks.
8/30/2013	123 Rosewood Way	Monument Creek	Maintenance	10:42am-Dead grass and weeds in the rocks.
8/30/2013	140 Ponderosa Cir	Monument Creek	Maintenance	10:52am-Dead trees.
8/30/2013	166 Rosewood Way	Monument Creek	Maintenance	10:45am-Weeds in the rocks.
8/30/2013	166 Rosewood Way	Monument Creek	Side Yard	10:45am-Black Jeep CO tag 443-ZBV parked in rocks.
8/30/2013	174 Rosewood Way	Monument Creek	Maintenance	10:44am-Tall grass and weeds. Sidewalk has weeds in cracks.
8/30/2013	184 Ponderosa Cir	Monument Creek	Trash	10:55am-Trash cart out.
8/30/2013	194 Sagemont Circle	Monument Creek	Trash	10:25am-Trash cart out.
8/30/2013	205 Sagemont Circle	Monument Creek	Maintenance	10:35am-Dead tree and weeds.
8/30/2013	225 Ponderosa Cir	Monument Creek	Trash	10:58am-Trash cart out.
8/30/2013	225 Ponderosa Cir	Monument Creek	Vehicle	10:58am-Trailer parked on driveway. No letter sent.
8/30/2013	261 Ponderosa Cir	Monument Creek	Maintenance	11:02am-Dead grass.
8/30/2013	305 Ponderosa Cir	Monument Creek	Trash	11:03am-Trash cart out.
8/30/2013	384 Ponderosa Cir	Monument Creek	Maintenance	11:07am-Dead grass.
8/30/2013	614 Ponderosa Cir	Monument Creek	Side Yard	11:09am-Vehicle parked to the right of the driveway.
8/18/2013	13 Lupine Lane	Monument Creek	Vehicle	3:02pm-Utility trailer parked in rocks. No letter sent.
8/18/2013	13 Pinetree Place	Monument Creek	Maintenance	2:53pm-Weeds throughout property.
8/18/2013	13 Pinetree Place	Monument Creek	Unsignhtliness	2:53pm-Stuff piled by front door.
8/18/2013	13 Rosewood Way	Monument Creek	Maintenance	3:00pm-Yard is dead.
8/18/2013	27 Aspen Way	Monument Creek	Unsignhtliness	2:44pm-Some sort of automobile seat sitting on property.
8/18/2013	27 Aspen Way	Monument Creek	Maintenance	2:44pm-Yard hasn't been mowed.
8/18/2013	37 Hackberry Lane	Monument Creek	Trash	2:51pm-Trash cart out.

8/18/2013	37 Sumac Court	Monument Creek	Vehicle	3:04pm-Boat parked on driveway. No letter sent.
8/18/2013	53 Aspen Way	Monument Creek	Maintenance	2:42pm-Weeds in the rocks to the left of the driveway and yard is dead.
8/18/2013	71 Hackberry Lane	Monument Creek	Maintenance	2:50pm-Yard is dead, trees are dead.
8/18/2013	101 Dogwood Lane	Monument Creek	Unsignhtiness	3:09pm-Ladder and broom leaning against house.
8/18/2013	102 Sagemont Circle	Monument Creek	Maintenance	2:47pm-yard is weeds, tall grass and many weeds.
8/18/2013	104 Rosewood Way	Monument Creek	Trash	2:58pm-Trash cart out.
8/18/2013	104 Rosewood Way	Monument Creek	Unsignhtiness	2:58pm-Stuff sitting along street at the curb.
8/18/2013	123 Rosewood Way	Monument Creek	Maintenance	2:56pm-Yard is dead.
8/18/2013	166 Rosewood Way	Monument Creek	Side yard	2:57pm-Jeep parked in rocks.
8/18/2013	205 Sagemont Circle	Monument Creek	Maintenance	2:48pm-Lawn is dying.
8/18/2013	215 Sagemont Circle	Monument Creek	Vehicle	2:51pm-Trailer parked at property. No letter sent.
8/18/2013	225 Ponderosa Circle	Monument Creek	Vehicle	3:04pm-Trailer parked on driveway. No letter sent.
8/18/2013	261 Ponderosa Circle	Monument Creek	Maintenance	3:07pm-Yard is dead.
8/18/2013	340 Ponderosa Circle	Monument Creek	Unsignhtiness	3:11pm-Christmas lights displayed.
8/18/2013	471 Ponderosa Circle	Monument Creek	Trash	3:14pm-Trash cart out.
8/13/2013	170 Ponderosa Circle	Monument Creek	Signs	
8/30/2013	102 W Carson Cir	Saddleback Village	Yard Sale Sign	10:12am-Yard sale sign on Stone Quarry Rd and Blackhawk Trail.
8/13/2013	88 W Carson Circle	Saddleback Village	Signs	
8/30/2013	25 Alder Ct	Stone Ridge	Trash	11:15am-Trash cart out.
8/30/2013	52 Lodgepole Cir	Stone Ridge	Unsignhtiness	11:20am-Edging piled in rocks by garage.
8/30/2013	188 Lodgepole Cir	Stone Ridge	Maintenance	11:18am-Rock area full of weeds.
8/18/2013	39 Lodgepole Circle	Stone Ridge	Vehicle	3:21pm-Truck and trailer on driveway. No letter sent.
8/18/2013	55 Lodgepole Circle	Stone Ridge	Maintenance	3:20pm-Aspen trees are dead by entry door.
8/18/2013	264 Lodgepole Circle	Stone Ridge	Abandoned Vehicle	3:17pm-Black Toyota Truck expired tags.
8/30/2013	16 Pinnacle Pl	Tamarisk Meadows	Maintenance	10:06am-Dandelions and tall weeds in rocks.
8/30/2013	37 Little Phoenix Way	Tamarisk Meadows	Unsignhtiness	9:58am-Old plow on property.
8/30/2013	38 Goldfield Ct	Tamarisk Meadows	Maintenance	10:04am-Dead grass.
8/30/2013	39 Goldfield Ct	Tamarisk Meadows	Maintenance	10:02am-Dead lawn, tall weeds in rocks.
8/30/2013	46 Pinnacle Pl	Tamarisk Meadows	Maintenance	10:05am-Weeds in rocks and cracks in driveway.
8/30/2013	59 Goldfield Ct	Tamarisk Meadows	Vehicle	10:04am-Travel trailer parked on driveway. No letter sent.
8/30/2013	149 Mineral Springs Cir	Tamarisk Meadows	Maintenance	10:00am-Dead grass, dead plants and fallen branch on grass.
8/30/2013	286 Mineral Springs Cir	Tamarisk Meadows	Maintenance	9:55am-Weeds in rocks to the right of driveway. Trim around garage door peeling.
8/30/2013	312 Mineral Springs Cir	Tamarisk Meadows	Maintenance	9:55am-Tall grass.
8/30/2013	362 Mineral Springs Cir	Tamarisk Meadows	Abandoned Vehicle	9:54am-Flat tires on vehicles.
8/18/2013	2 Mineral Springs Circle	Tamarisk Meadows	Trash	2:33pm-Trash cart out.

8/18/2013	16 Pinnacle Place	Tamarisk Meadows	Maintenance	2:36pm-Talls weeds by garage near entry door, weeds have overtaken rock area.
8/18/2013	17 Black Sulphur Place	Tamarisk Meadows	Maintenance	2:22pm-No front yard.
8/18/2013	17 Mineral Springs Circle	Tamarisk Meadows	Maintenance	2:32pm-Yard has trees growing in it and weeds.
8/18/2013	37 Little Phoenix Way	Tamarisk Meadows	Unsignhliness	2:28pm-Old plow on it side on property.
8/18/2013	38 Goldfield Court	Tamarisk Meadows	Maintenance	2:34pm-Yard is dead.
8/18/2013	39 Goldfield Court	Tamarisk Meadows	Maintenance	2:34pm-Yard is dead and tall weeds in rocks.
8/18/2013	46 Black Sulphur Place	Tamarisk Meadows	Maintenance	2:20pm-Weeds by entry door.
8/18/2013	46 Pinnacle Place	Tamarisk Meadows	Maintenance	2:36pm-Yard is dead.
8/18/2013	47 Crestone Place	Tamarisk Meadows	Trash	2:25pm-Trash cart out.
8/18/2013	149 Mineral Springs Circle	Tamarisk Meadows	Maintenance	2:30pm-Yard is dead.
8/18/2013	312 Mineral Springs Circle	Tamarisk Meadows	Maintenance	2:28pm-Grass is dead.
8/18/2013	362 Mineral Springs Circle	Tamarisk Meadows	Abandoned Vehicle	2:225pm-Truck with flat tire and expired tags on street.
8/18/2013	404 Mineral Springs Circle	Tamarisk Meadows	Maintenance	2:23pm-Front yard full of 2 to 8 foot weeds.
8/30/2013	23 E Bonanza Pl	Tamarisk Village	Maintenance	9:35am-Tall grass.
8/30/2013	34 Cedar Cir	Tamarisk Village	Vehicle	9:40am-Popup camper on driveway. No letter sent.
8/30/2013	37 Cedar Cir	Tamarisk Village	Maintenance	9:42am-Left side of driveway not mowed. Grass/weeds in rocks.
8/30/2013	49 Cedar Cir	Tamarisk Village	Maintenance	9:42am-Tall grass.
8/30/2013	72 E Tamarack Cir	Tamarisk Village	Maintenance	9:25am-Tall grass and weeds. Weeds growing up in driveway.
8/30/2013	72 E Tamarack Cir	Tamarisk Village	Unsignhliness	9:25am-Granite slab leaning against garage.
8/30/2013	90 W Bonanza Pl	Tamarisk Village	Maintenance	9:38am-Tall grass, dead tree and weeds.
8/30/2013	95 E Tamarack Cir	Tamarisk Village	Maintenance	9:26am-Weeds in rocks to the left of the driveway.
8/30/2013	114 W Tamarack Cir	Tamarisk Village	Maintenance	9:33am-Very tall grass.
8/30/2013	116 Queen City Cir	Tamarisk Village	Unsignhliness	9:48am-Christmas lights displayed, wheel barrow in yard, back fence falling down, appliance in back yard.
8/30/2013	117 E Tamarack Cir	Tamarisk Village	Maintenance	9:27am-Dead tree.
8/30/2013	151 E Tamarack Cir	Tamarisk Village	Vehicle	9:28am-Boat parked on driveway. No letter sent.
8/30/2013	181 E Tamarack Cir	Tamarisk Village	Trash	9:30am-Trash cart out.
8/30/2013	181 E Tamarack Cir	Tamarisk Village	Maintenance	9:30am-Tall weeds, fence pickets missing.
8/30/2013	181 E Tamarack Cir	Tamarisk Village	Unsignhliness	9:30am-Trash piled up next to street.
8/30/2013	274 E Tamarack Cir	Tamarisk Village	Vehicle	9:32am-RV parked on street. No letter sent.
8/30/2013	308 E Tamarack Cir	Tamarisk Village	Vehicle	9:32am-Trailer parked on driveway. No letter sent.
8/18/2013	24 E Bonanza Place	Tamarisk Village	Working on Vehicle	2:05pm-Ford Mustang on blocks, no front wheels.
8/18/2013	72 E Tamarack Circle	Tamarisk Village	Vehicle	1:55pm-Utility trailer parked at property. No letter sent.
8/18/2013	90 W Bonanza Place	Tamarisk Village	Maintenance	2:14pm-Back yard full of very tall weeds.
8/18/2013	95 E Tamarack Circle	Tamarisk Village	Maintenance	1:56pm-Tall grass and weeds.
8/18/2013	98 Cedar Circle	Tamarisk Village	Maintenance	2:16pm-Two dead aspen trees by garage.

8/18/2013	116 Queen City Circle	Tamarisk Village	Unsigntliness	2:18pm-Christmas lights displayed, wheelbarrow sitting on driveway.
8/18/2013	151 E Tamarack Circle	Tamarisk Village	Vehicle	1:57pm-Boat parked on driveway.
8/18/2013	170 E Tamarack Circle	Tamarisk Village	Trash	1:59pm-Trash cart out.
8/18/2013	181 E Tamarack Circle	Tamarisk Village	Maintenance	1:59pm-Garage door broken, missing pickets on fence.
8/18/2013	215 E Tamarack Circle	Tamarisk Village	Unsigntliness	2:00pm-Door leaning against garage.
8/18/2013	308 E Tamarack Circle	Tamarisk Village	Unsigntliness	2:02pm-Parts from swamp cooler on driveway.
8/1/2013	37 Valley View Place	The Reserve	Maintenance	
8/1/2013	410 Meadow Creek Drive	The Reserve	Maintenance of Lots	
8/30/2013	14 Cliff View Ln	Valley View	Maintenance	12:13am-Dead tree and fence is falling down.
8/30/2013	23 Bryan Loop	Valley View	Unsigntliness	12:11am-Bike ramp in rocks in common area.
8/30/2013	209 Cliff View Cir	Valley View	Trash	12:15am-Trash cart out.
8/30/2013	229 Cliff View Cir	Valley View	Trash	12:16am-Trash cart out.
8/23/2013	41 Bryan Loop	Valley View	Unsigntliness	
8/23/2013	71 Bryan Loop	Valley View	Unsigntliness	
8/18/2013	13 Jessica Lane	Valley View	Unsigntliness	3:27pm-Oil puddle on driveway.
8/18/2013	33 Cliff View Circle	Valley View	Maintenance	3:33pm-Weeds in rocks, back yard full of weeds.
8/18/2013	79 Cliff View Circle	Valley View	Side yard	3:33pm-Two trucks and a trailer parked on rocks to the left of the driveway.
8/18/2013	209 Cliff View Circle	Valley View	Vehicle	3:34pm-Uhaul trailer on driveway. No letter sent.
8/18/2013	229 Cliff View Circle	Valley View	Oversized Vehicle	3:34pm-F450 dually truck parked on driveway.
8/13/2013	13 Jessica Lane	Valley View	Inoperable Vehicle	
8/31/2013	18 Willow Creek Ct	Willow Creek	Maintenance	10:41am-Dead trees.
8/31/2013	76 Ridge View Pl	Willow Creek	Trash	10:42am-Trash cart out.
8/31/2013	76 Ridge View Pl	Willow Creek	Illegal Signe	10:42am-Two for sale signs on property.
8/31/2013	76 Ridge View Pl	Willow Creek	Illegal Signe	10:42am-Two landscape company promoting signs.
8/31/2013	76 Ridge View Pl	Willow Creek	Vegetation	10:42am-Vegetation overgrowing into sight lines.
8/31/2013	219 Willow Creek Trl	Willow Creek	Maintenance	10:36am-Grass is dying.
8/31/2013	228 Willow Creek Trl	Willow Creek	Maintenance	10:39am-Weeds in rocks.
8/18/2013	19 Willow Creek Court	Willow Creek	Vehicle	3:41 pm-RV parked on street. No letter sent.
8/18/2013	38 Willow Creek Court	Willow Creek	Vehicle	3:43pm-Flat bed trailer parked at property. No letter sent.
8/18/2013	92 Riverview Place	Willow Creek	Maintenance	3:39pm-Dead aspen trees.





Public and Community Relations  
Committee Meeting Update  
September 17, 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 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). As previously reported, KSUN Community Radio's old website has been replaced by a section on the Battlement Mesa website. **KSUN has a new domain name: [www.KSUNcommunityradio.org](http://www.KSUNcommunityradio.org)**. You can get to the KSUN site by logging into the Battlement Mesa site then clicking on "News, Media and Events," then clicking on "KSUN." (KSUN is also generating a quarterly newsletter. Please contact me if you would like to be added to the Newsletter distribution list). **During August, there were 10,464 visits to the Battlement Mesa website, 33,970 page views, and 942,757 hits on the site.** (*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 stands at 431. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The August newsletter achieved an open rate of 46% (up 3%). The September Newsletter was distributed on September 11<sup>th</sup> to 430 recipients and is maintaining about a 43% open rate.
- Showcase Positive Lifestyle The 2013 Insiders' Guide has been distributed. The new Insiders' Guide is 32 pages and will be added to [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com).
- Facebook Our facebook "friend" list seems stuck at 110 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.

## 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

*The Colorado Dream*

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## AGENDA

September 19, 2013

### AGNC BOARD OF DIRECTORS & MEMBER MEETING

10:00 am – 2:30 pm

Fairfield Center

200 Main Street

Meeker, CO

- 10:00 A.M**
1. Mike Samson, Chairman:  
Call to order and introductions  
Next meeting (October 10, Dinosaur)  
Approval of minutes

**Morning Speaker:** Barbara Kirkmeyer, Weld County Commissioner; Barbara will be speaking in regards to becoming the 51<sup>st</sup> state by seceding from Colorado.

**12:00-1:00 Lunch Speaker:** To be determined

- 1:00**
2. Jeff Eskelson: Budget report for August  
Scott McInnis: Present Proposed 2014 Budget
  3. **Project and Committee Reports:** Area Agency on Aging: Dave Norman, Communications: Kelly Sloan, Dinosaur Welcome Center: Written report in packet, N.W Oil and Gas Quarterly Report: Mike Samson, New Business/Member Comments
  4. Mike Samson: Discussion on sage grouse and possible resolution
  5. Proposed Mission Statement  
Discussion on By-Laws (time permitting)
  6. Adjournment

**AGNC BOARD OF DIRECTORS & MEMBERS MEETING MINUTES**  
**August 15, 2013**  
**544 Rood Grand Junction, Colorado**

**Preliminary Budget Meeting:**

9:25 am Mike Sampson- Chairman called to order the preliminary budget meeting.

In attendance were- Mike Sampson, Doug Monger, Jeff Eskelson, Scott McInnis, Dave Norman, Jane Whitt, and Maria Jones

Jane Whitt presented the proposed budget for 2014, Scott McInnis noted there are no changes in dues for 2014, also would like a letter sent out to cities and counties stating no change. Mike Sampson to follow up with Diana Orf/Government Relations team in regards to potential salary change. Doug Monger would like Jane Whitt to verify office administrator salary totals, also make name change on budget to Government Relations and Misc. Revenue/Interest. Scott McInnis- change the Misc. Revenue/Interest to reflect an additional \$500 from CARO. Doug Monger would like the bank balance to reflect the AGNC monies only and to remove the reserve for the DWC county monies from line total. Doug Monger made motion to approve budget upon these changes, Mike Sampson- second. **Motion carried.** Meeting adjourned 10:30 am

Chairman Mike Samson called the meeting to order at 11:00 am. Introductions were as follows.

**Board Members & Alternates:** Mike Sampson, John Martin, Garfield County; Doug Monger, Routt County; Jeff Eskelson, Rio Blanco County; John Justman, Rose Pugliese, Mesa County; Robert Knight, Parachute; Martin Chazen, Mesa County; Steve Aquafresca, Mesa County; Gene Bilodeau, Craig; Keith Lammey, Battlement Mesa; Richard Sales

**Others:** Kelly Sloan, Cheryl McDonald, Dinosaur Welcome Center; Jesse Smith, Archuleta Council; Jay Miller, Kimberly Bullen, City of Rifle; Pamela Woods, Silt; Dave Norman, AAoA.

**Speakers:** Greg Rippy, Drew Gorgey, Kevin Williams, Greg Trainor, and Rich Englehart

**Staff:** Scott McInnis, Jane Whitt, and Maria Jones

**Next Meeting-** The next board meeting will take place Thursday September 19<sup>th</sup>, Meeker 4-H building 10:00 am

**Minutes:** minutes from the July 18<sup>th</sup>, meeting was presented. A motion by Doug Monger to accept the minutes and a second was made by Jeff Eskelson. **Motion carried**

**Speakers:** Gregg Rippy, Chairman Garfield County Federal Mineral Lease District and Drew Gorgey, FML Counsel spoke about the history of the federal mineral lease monies as well as how all the monies stay within a district. Mini grants have been very successful in assisting communities with such projects as police cars, speed signs, and infrastructure.

**Lunch Speakers:** Kevin Williams, Grand Valley Drainage District and Greg Trainor, Director of Public Works & Utilities Grand Junction; spoke in regards to the complexities of the Grand Valley irrigation, seeps, storm water, and drainage systems, as well as storm water management rules.

**Budget Report:** Jeff Eskelson and Jane Whitt presented report for July. Jane Whitt detailed the difference in county monies vs. contract monies for the Dinosaur Welcome Center and how these monies are dispersed. Motion by Doug Monger to accept the financial report and a second was made by Jeff Eskelson. **Motion carried**

**Budget Amendments:** Jane Whitt presented the budget amendments as follows in regards to personnel expenses- Communication to increase by \$3000 per year, Office Administrator Salary to increase by \$7,000, and payroll taxes to increase by \$600. A motion to accept the budget amendments was made by Doug Monger and a second was made by Jeff Eskelson. **Motion carried**

**Project & Committee Reports:**

**AAoA-** Dave Norman reported that they were denied the health grant. A caregiver's conference is scheduled for August 21<sup>st</sup>. at the Two Rivers Convention Center. They are also planning a Senior Summit in Craig to discuss aging.

**Communications:** Kelly Sloan spoke on the letter to Secretary of the Interior Sally Jewell in regards to holding governments harmless for funds previously distributed after the sale of oil and gas leases, also a letter to the editors from Scott McInnis concerning the water laws in the western United States. It has been decided that Chairman- Mike Samson and Vice Chairman- Doug Monger will also sign the letter. A motion to have the Chairman and Vice Chairman sign the letter was made by John Justman and a second by Jeff Eskelson. **Motion carried.** Kelly is working on revising the By-laws and should have them ready for approval by September.

**Dinosaur Welcome Center:** Cheryl McDonald reports visitation has been down for the DWC due to road construction in front of the welcome center. She also gave handouts to the board in regards to tourism stats and upcoming pro cycling challenge.

**New Business:** None

**Speaker:** Mike Samson introduced Rich Englehart, Grand Junction City Manager spoke about challenges that cities face that include budgeting for infrastructure, safety, Human Resources (hiring and retention), collective bargaining, decrease in revenue from sales tax, and the homeless.

**Other:** Cheryl McDonald would like to hold the October board meeting at the Dinosaur Welcome Center and also tour of facilities for those attending.

**Adjournment:** Mike Sampson adjourned the meeting at 3:00pm.



**BMSA Board of Directors Meeting  
September 17, 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 AGNC meeting was held in Grand Junction on August 15<sup>th</sup>. The September AGNC meeting agenda is part of this report.

In addition to the normal agenda items, the September meeting will include:

- A presentation by Barbara Kirkmeyer, Weld County Commissioner who will speak regarding Northeast Colorado's efforts to become the 51<sup>st</sup> state
- A presentation by Mike Samson on the sage grouse issues and a possible resolution
- A discussion regarding a proposed Mission Statement and changes to the bylaws

Minutes of the August 15, 2013 meeting are attached.

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

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*The Colorado Dream*

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## Manager Report

Date: September 17, 2013  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**Trails Overlay Project:** The asphalt overlay of all the remaining trails in Battlement Mesa was completed September 7<sup>th</sup>. Combined with the trails overlaid in 2012 all of the asphalt trails in Battlement Mesa now have new surfaces. A thank you goes to Eric Short and his staff for assisting with irrigation issues throughout the construction process.

**LED Retrofit Project:** We received the shipment of 190 LED units this past week. Installation of the streetlight LEDs is scheduled to begin Monday, September 16<sup>th</sup> in Battlement Creek Village. Retrofits will follow in Stone Ridge, Monument Creek, Tamarisk Village, Tamarisk Meadows and Saddleback Village.

**Stone Ridge Entry Monument:** As you may recall the sign (letters) on the Stone Ridge entry monument were vandalized earlier this summer. The letters were replaced this past week. The original letters which were constructed of plastic have been replaced with letters constructed of aluminum. It is hoped that the aluminum product will offer better protection from vandals.

**Maintenance Items:** Several sections of fence along Monument Trail and the two parks in the Saddleback and Tamarisk Village areas were repaired. A stop sign was replaced on Rainbow Trail. Two park benches along the trail that were vandalized have been repaired. The "No Dumping" sign has been delivered and will be installed this week in the common area along Stone Quarry where residents have continued to dispose of their tree limbs, grass clippings and other items. I am scheduling removal of the debris once the sign is in place. Clean up has started on the foreclosure properties identified by the Board at last months meeting.

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