

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

Approved
01/21/14

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

OWNER'S OPEN FORUM

Art Litschewski stated that there is an individual going door to door asking people if they could take samples of their water. Mr. Litschewski stated that this is bothersome because of the many single/elderly ladies that live in Canyon View Village. Mr. Litschewski asked if there is anyway to keep people from doing this.

Director Lammey stated that he received a phone call regarding the company that would be going door to door to take water samples. Since BMSA does not have any regulations against door to door sales, he could not tell them no, but he did strongly suggest against the procedure. Director Lammey stated that BMSA would have to modify the declarations to not allow door to door sales.

Mr. Litschewski asked a couple of questions regarding the snowplow process in Canyon View Village.

Director Shepherd stated that these issues need to be brought in front of the Canyon View Village HOA Board and not the BMSA Board. Director Shepherd stated that he would handle the issues.

CALL TO ORDER

Director Lammey called the meeting to order at 9:12 am.

EXCUSE BOARD MEMBERS

Director Lammey excused absent Board members Eric Schmela, Eric Short and Laurel Koning.

UN-EXCUSED BOARD MEMBERS

Director Lammey did not excuse absent Board member Bernita Grove.

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.

Declarant 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 provides weed control services for the BMSA.

Director Davidson disclosed that a company he owns provides weed control services for the BMSA.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Hill to approve the November 19, 2013 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Davidson and seconded by Director Hill to approve the November 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.

Parks/Open Space/Trails Committee: No report.

Planning Committee: No report. The next meeting is scheduled for December 19, 2013.

Public & Community Relations Committee: See attached report.

Public Works Committee: No report.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

DEVELOPER REPORT

Declarant Fletcher reported that Battlement Mesa Company's residential vacancy rate is at 47%.

Declarant Fletcher reported that the 1st phase of the new park has been completed.

NEW BUSINESS

GVFPD Emergency Evacuation & Re-Entry Plan Presentation

Grand Valley Fire Protection District fire Chief David Blair gave a power point presentation regarding an emergency evacuation and re-entry plan for Battlement Mesa and Parachute. Chief Blair stated that the emergency management manager for Garfield County will be helping to put a plan together starting in January 2014.

SUSPENSION OF REGULAR MEETING FOR HEARING

The regular meeting was suspended at 11:00 am to go into the covenant violation hearing process.

HEARING

Keith Lammey, covenant protection officer, and Mr. & Mrs. McGruder were present to give testimony for the covenant violation against 23 E Tamarack Circle.

ADJOURNMENT OF HEARING

The hearing was adjourned at 11:18 am.

EXECUTIVE SESSION

The Board of Directors went into executive session at 11:18 am to discuss the covenant violation and testimony against 23 E Tamarack Circle.

A motion was made by Director McCurdy and seconded by Director Hill to adjourn the executive session at 11:23am. The motion carried unanimously.

RECONVENE REGULAR MEETING

The regular meeting was reconvened at 11:24 am.

A motion was made by Director Davidson and seconded by Director Hill to suspend all fines for 23 E Tamarack Circle with the stipulation that the weeds be removed by June 1, 2014. The motion carried with Director Lammey abstaining.

NEW BUSINESS

Contract Services

A motion was made by Director McCurdy and seconded by Director Shepherd to approve a one year contract with Dependable Waste for \$13,000 for the recycle dumpster. The motion carried unanimously.

A motion was made by Director Shepherd and seconded by Director Davidson to approve a one year contract with Elk Peaks Consulting for \$6,600 for newsletter services. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Hill to approve a one year contract with Elk Peaks Consulting for \$5,400 for website maintenance services. The motion carried with Director Lammey abstaining.

A motion was made by Director Davidson and seconded by Director McCurdy to approve a one year contract with Baker & Associates for \$800 per month for snow plowing services for the trails. The motion carried unanimously.

A motion was made by Director McCurdy and seconded by Director Davidson to approve a one year contract with Ken & Rose Mary Locker for \$12,480 for street litter and \$1,500 for trail litter pickup. The motion carried unanimously.

A motion was made by Director McCurdy and seconded by Director Hill to approve a one year contract with Mountain Lawn for \$15,000 for weed management. The motion carried with Director Hoy and Director Davidson abstaining.

Covenant Protection Services Contract

After much discussion, the Board of Directors agreed to conduct interviews for the covenant protection officer contract at the regular meeting on January 21, 2014.

OLD BUSINESS

None

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:02 pm.

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The Colorado Dream

BMSA Financial Committee

December 17, 2013 Report on Financial Documents

For November 2013

Operating Accounts

The November 2013 financial documents have been submitted to the Financial Committee by our Property Manager and are similar to recent months. Copies have been included in your packets. These have been reviewed. The financial documents cover the eleventh month of our financial year. They appear complete and accurate and comply with accepted financial accounting standards. Fines and Late Fees continue to enhance the bottom line. On the expense side, the accounts that exceed budget amounts by significant amounts are balanced out by under running the other budgeted items. Unless we incur unexpected expenses the Association should end the year in a comfortable position. .

Specifically, the year-to-date data reflects the actual Operating Revenues exceeded the Budget amounts by \$24,939 and expenses under ran the budget by \$43,054. This reflects a net of \$100,560 for the year to date.

Reserve Accounts

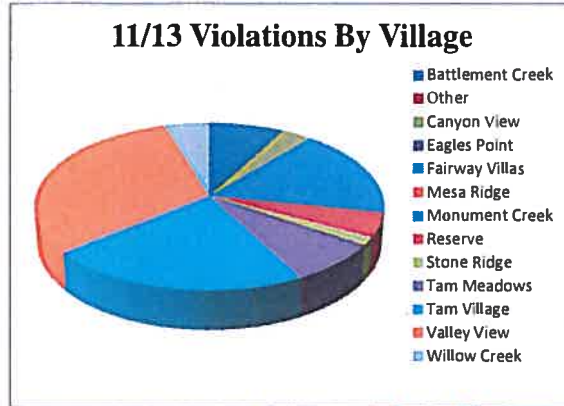
We also reviewed the Reserve Accounts. The significant changes reflect the payment for the trail replacement and the Street Light account was under budget.

Report Period: November 2013

Covenant Protection Violation Report
 Report Prepared By: Keith Lamme
 Nov.13

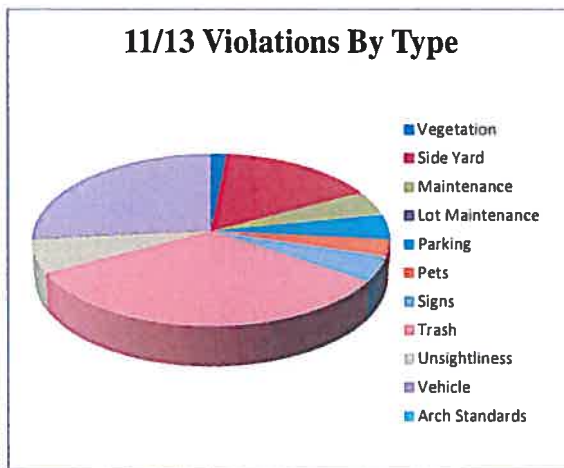
Violations YTD 1161
 Violations This Mo. 64

	Monthly Violations By Village	% of Total Violations
Battlement Creek	5	8%
Other	0	0%
Canyon View	2	3%
Eagles Point	0	0%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	11	17%
Reserve	3	5%
Stone Ridge	1	2%
Tam Meadows	5	8%
Tam Village	14	22%
Valley View	20	31%
Willow Creek	3	5%



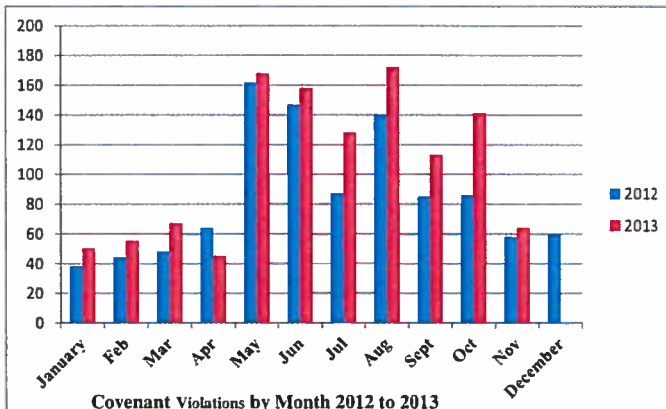
64	100%
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	Monthly Violations By Type	% of Total Violations
Vegetation	1	2%
Side Yard	10	16%
Maintenance	3	5%
Lot Maintenance	0	0%
Parking	3	5%
Pets	2	3%
Signs	3	5%
Trash	21	33%
Unsignliness	4	6%
Vehicle	17	27%
Arch Standards	0	0%



64	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	113
Oct	86	141
Nov	58	64
December	60	



1019	1161
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Report Date: 11/30/2013		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
11/20/2013	37	Roan Creek Pl	Battlement Creek	Commercial Vehicle	
11/9/2013	217	Battlement Creek Trl	Battlement Creek	Vehicle	2:59pm-Large travel trailer parked at property.
11/9/2013	309	Roan Creek Dr	Battlement Creek	Vehicle	3:03pm-Small trailer parked on driveway.
11/9/2013	596	Battlement Creek Trl	Battlement Creek	Trash	3:04pm-Trash cart out.
11/9/2013	401	Battlement Creek Trl	Battlement Creek	Vehicle	3:09pm-Utility trailer parked on driveway. No letter sent.
11/9/2013	52	Aster Ct	Canyon View	No on street parking	2:19pm-Garfield County Sheriffs vehicle parked on street.
11/9/2013	250	Limberpine Cir	Canyon View	Trash	2:20pm-Trash cart out.
11/20/2013	11	Columbine Ln	Monument Creek	Barking Dogs	
11/20/2013	62	Sagemont Cir	Monument Creek	Barking Dogs	
11/9/2013	53	Aspen Way	Monument Creek	Oversized vehicle	1:49pm-Ford F450 trucked parked on driveway.
11/9/2013	71	Hackberry Lane	Monument Creek	Unsignifilness	1:51pm-Pile of branches to the elft of the driveway.
11/9/2013	41	Holly Way	Monument Creek	Trash	1:54pm-Trash cart out.
11/9/2013	141	Columbine Ln	Monument Creek	Vehicle	1:55pm-Cargo trailer parked on street. No letter sent.
11/9/2013	12	Cactus Ct	Monument Creek	Vehicle	2:00pm-Trailer parked on driveway.
11/9/2013	51	Ponderosa Cir	Monument Creek	Vehicle	2:01pm-Pontoon boat parked on driveway.
11/9/2013	157	Ponderosa Cir	Monument Creek	Side Yard	2:03pm-SUV parked in rocks to the left of the driveway.
11/9/2013	65	Lupine Ln	Monument Creek	Illegal Signs	2:03pm-No trespassing sign near the front door and Apex security sign.
11/9/2013	11	Willowview Way	Monument Creek	Side Yard	2:10pm-Garfield County Sheriffs vehicle parked to the left of the driveway.
11/9/2013	533	Lodgepole Cir	Stone Ridge	Illegal Signs	2:13pm-Security sign at street.
11/21/2013	286	Mineral Springs Cir	Tamarisk Meadows	Vehicle	
11/21/2013	276	Mineral Springs Cir	Tamarisk Meadows	Unsignifilness	
11/21/2013	286	Mineral Springs Cir	Tamarisk Meadows	Trash	
11/20/2013	194	Mineral Springs Cir	Tamarisk Meadows	Abandoned Vehicle	
11/9/2013	286	Mineral Springs Cir	Tamarisk Meadows	Vehicle	1:40pm-Cargo trailer parked on driveway. No letter sent.
11/21/2013	108	Queen City Cir	Tamarisk Village	Unsignifilness	
11/21/2013	151	W Tamarack Cir	Tamarisk Village	Trash	
11/21/2013	41	Queen City Cir	Tamarisk Village	Trash	
11/21/2013	170	Queen City Cir	Tamarisk Village	Trash	
11/21/2013	21	W Tamarack Cir	Tamarisk Village	Trash	
11/21/2013	108	E Tamarack Cir	Tamarisk Village	Trash	
11/21/2013	122	E Tamarack Cir	Tamarisk Village	Trash	
11/21/2013	23	E Tamarack Cir	Tamarisk Village	Trash	

11/20/2013	227	E Tamarack Cir	Tamarisk Village	Abandoned Vehicle	
11/9/2013	23	E Tamarack Cir	Tamarisk Village	Maintenance	1:27pm-Weeds and grass to the left of the driveway.
11/9/2013	71	E Tamarack Cir	Tamarisk Village	Trash	1:27pm-Trash cart out.
11/9/2013	151	W Tamarack Cir	Tamarisk Village	Trash	1:30pm-Trash cart out.
11/9/2013	90	W Bonanza Place	Tamarisk Village	Trash	1:22pm-Trash cart out
11/9/2013	109	Cedar Cir	Tamarisk Village	Unsigniftness	1:37pm-Wheelbarrow sitting next to garage on the right side.
11/9/2013	14	Mesa Vista Pl	The Reserve	Vehicle	2:54pm-Cargo trailer parked on driveway.
11/9/2013	411	Meadow Creek Dr	The Reserve	Vehicle	2:54pm-Utility trailer parked on street. No letter sent.
11/9/2013	369	Meadow Creek Dr	The Reserve	Vehicle	2:56pm-Utility trailer parked on street. No letter sent.
11/17/2013	119	Angelica Circle	Valley View	Vehicle	2:55 PM-Haulmark Trailer
11/9/2013	37	Angelica Cir	Valley View	Trash	2:24pm-Trash cart out.
11/9/2013	90	Cliff View Cir	Valley View	Side Yard	2:27pm-GMC Truck parked in the rocks to the left of the driveway.
11/9/2013	103	Cliff View Cir	Valley View	Side Yard	2:29pm-Ford truck parked in the rocks to the left of the driveway.
11/9/2013	103	Cliff View Cir	Valley View	Maintenance	2:29pm-Weeds in the rocks to the left of the driveway and part of the yard is ripped out.
11/9/2013	165	Cliff View Cir	Valley View	Side Yard	2:30pm-Red Dodge truck parked in the rocks to the left of the driveway.
11/9/2013	165	Cliff View Cir	Valley View	Maintenance	2:30pm-Weeds in the rocks to the left of the driveway.
11/9/2013	188	Cliff View Cir	Valley View	Side Yard	2:33pm-GMC truck parked in the rocks to the left of the driveway.
11/9/2013	255	Cliff View Cir	Valley View	Side Yard	2:33pm-Blue Ford truck parked in the rocks to the left of the driveway.
11/9/2013	15	Jessica Ln	Valley View	Trash	2:34pm-Trash cart out.
11/9/2013	26	Cliff View Ln	Valley View	Side Yard	2:35pm-Vehicle parked in the rocks to the right of the driveway.
11/9/2013	209	Cliff View Cir	Valley View	Illegal Signs	2:36pm-2 for sale signs at property.
11/6/2013	111	Angelica Circle	Valley View	Vehicle	6:00am-Parking, White truck parked on common area grass
11/21/2013	188	Cliff View Cir	Valley View Village	Side Yard	
11/21/2013	255	Cliff View Cir	Valley View Village	Trash	
11/21/2013	22	Cliff View Ct	Valley View Village	Trash	
11/21/2013	47	Bryan Loop	Valley View Village	Trash	
11/21/2013	79	Cliff View Cir	Valley View Village	Trash	
11/21/2013	132	E Tamarack Cir	Valley View Village	Trash	
11/7/2013	15	Jessica Lane	Valley View	Vehicle	2:52 pm-Illegally parked. No parking on Jessica Lane
11/9/2013	53	Promontory Place	Willow Creek	Side Yard	2:41pm-Ford F150 truck parked in the rocks to the right of the driveway.

11/9/2013	19 Willow Creek Ct	Willow Creek	Vehicle	2:43pm-Truck and trailer parked on the street. No letter sent.
11/9/2013	76 Ridge View Pl	Willow Creek	Vegetation Overgrowth	2:45pm-Bushes along Willow Creek Trail are hanging over into the street.



BATTLEMENT MESA
Service Association

Public and Community Relations
Committee Meeting Update
December 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. **During October, there were 10,200 visits to the Battlement Mesa website, 31,904 page views, and 1,094.802 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 490. Please encourage people to sign up for this newsletter. (Top of the Home page of website). **The November newsletter achieved an open rate of 46% (up 4% from last month) and a 10% click through rate (down slightly from last month).**
- 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.
- Facebook Our facebook "friend" list seems stuck at 117 (up by 4) of which only 28 (unchanged) 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 last met in Glenwood Springs on Friday, October 18th to work on our Gateway Interpretive Signs. We are now working on the text and photos that will be used on the sign while also trying to raise at least \$4,500 which would pay for one sign. We would like to have two signs (Parachute and Battlement Mesa), thus we hope to exceed the \$4,500 fund raising goal. We hope to install our sign next summer.

Action Items/Next Steps

- 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 Lamme, Chair, Public and Community Relations Committee

The Colorado Dream

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**BMSA Board of Directors Meeting
December 17, 2013
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: November 21, 2013
Attended by: Keith Lammey
Next Meeting: January 2014**

Overview:

The AGNC last met on November 25, 2013 following an unusual "split session" format. The morning session was held at the Garfield County Regional Airport in a meeting room in the Garfield County offices. After lunch, the meeting was moved to the Garfield County Sheriff's Annex (across the road from the airport) in order to accommodate a larger audience for the afternoon session. The entire afternoon session was dedicated to a short presentation by Governor Hickenlooper followed by a question and answer session. Although the meeting was attended by many members of the public, including four television crews, only AGNC members were allowed to participate in the question and answer session. As expected, due to the Governor's participation, the November meeting was well attended.

The Governor was questioned on a number of issues that are important to the state and western Colorado including the greater sage grouse, federal mineral lease bonus payment withholdings, the transfer of state school trust lands, the state energy plans and Colorado's air quality control program.

The meeting was also attended by the AGNC's Government Relations Team (Orf & Orf).

The AGNC does not meet during December.

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

The Colorado Dream

Manager Report

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

LED Retrofit Project: I have completed a rebate submission to Holy Cross for the costs associated with the 190 LED retrofits that were installed on the street lights this summer and fall.

Stone Ridge Entry Monument: The letters that were stolen from the Stone Ridge Entry Monument have again been replaced. At the recommendation of Director Hill, I asked the contractor to use a compound call "Rock Tite" to better adhere the letters to the stone monument. This adhesive product reportedly expands and solidifies up to 4500 lbs. per square inch. Hopefully this product will keep the vandals from removing the letters. If this fails I think we should look into a different application for the signage.

BMSA Service Contracts: Service contracts for Snow Plowing, Street Litter Pickup, Newsletter Services, Weed Management, Covenant Protection and Website Maintenance need to be approved for the 2014 year. I have included a breakdown of the contracts, contractors and prices in your packet. A consensus on conducting the interviews for covenant protection services was not reached among Board Members prior to the meeting of December 17th. Therefore, the Board should discuss at the meeting on the 17th a process and schedule for the interviews. I will have copies of the service contracts mentioned above for the Board to review at the meeting.

Annual Assessment Letters: The annual letters to BMSA community members were sent out December 2nd. The letter provides data explaining the breakdown of the annual assessment fee between operations and reserves. The mailing also includes a copy of the 2014 BMSA budget and meeting dates of the BMSA Board of Directors as well as the payment coupons for the assessments.

The Colorado Dream

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