



BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 21, 2014

Approved
02/18/14

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

OWNER'S OPEN FORUM

Michelle Baker from Canyon View Village had some complaints regarding snow removal, grass clippings and the sprinkler system in Canyon View Village.

Since these issues need to be discussed with the Canyon View Village Board of Directors, Director Shepherd will call Ms. Baker to discuss her concerns.

Thom Hamick from The Reserve stated there a few flags on the golf course that need to be replaced.

Mr. Rippy stated that he would have the flags replaced.

CALL TO ORDER

Declarant Fletcher presided and called the meeting to order at 9:12 am.

EXCUSE BOARD MEMBERS

Declarant Fletcher excused absent Board member Joel Toomey.

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, newsletter services and website 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.

Director Short disclosed that a company he owns provides lawn care services for the BMSA.

COVENANT ENFORCEMENT CONTRACT

Contractor Interviews: Dirk Myers and Keith Lammey left the interview process.

Mike Vincent stated that he purchased and moved to his home at 144 E Tamarack Circle eight years ago from old Mexico. Mr. Vincent stated that there are a lot of homes being neglected in Battlement Mesa. Mr. Vincent stated that it is imperative that BMSA monitor homes that are being neglected.

The Board of Directors and Mr. Vincent had a lengthy question and answer session.

Mr. Vincent left the interview process.

Dirk Myers stated that he has multiple part time positions throughout the valley. He is the general manager of Bow Tie Cinemas in Basalt, a property manager for Bow Tie Partners in Aspen, the owner of Four Rivers Management a property management company for Aspen, Basalt and Carbondale and a city councilman for the City of Rifle.

The Board of Directors and Mr. Myers had a lengthy question and answer session.

Mr. Myers left the interview process.

Keith Lammey stated that he moved to Battlement Mesa in 2005 and has been active in the community since 2008. He is currently the covenant protection officer and has held that position since the end of 2008.

The Board of Directors and Mr. Lammey had a lengthy question and answer session.

Mr. Lammey left the interview process.

Contract Approval: After much discussion, a motion was made by Director McCurdy and seconded by Director Hill to approve the contract from Elk Peaks Consulting for \$16,800 per year for a one year contract. The motion carried at a vote of 7 in favor, 4 opposed and 1 abstained.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Constine to approve the December 17, 2013 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

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

COMMITTEE REPORTS

Finance Committee: See attached report.

Architectural/Covenant Committee: See attached reports.

Thom Hamick, chairman for the Architectural Committee, stated that a committee member has resigned from the committee for work reasons. The committee now has 3 active members and 3 alternate members. Mr. Hamick stated that the committee is in need of active committee members.

Director Lammey stated that he put an article in the newsletter requesting volunteers for all the committees.

Oil & Gas Committee: No report.

Director Arrington stated the URSA gave a presentation and there were several guest speakers.

Parks/Open Space/Trails Committee: No report.

Planning Committee: See attached report.

Public & Community Relations Committee: See attached report.

Public Works Committee: No report. Next meeting is scheduled for Wednesday, January 22, 2014 at 10:00 am at the BMDM office.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

DEVELOPER REPORT

Declarant Schmela reported that Winterfest is scheduled for January 24th and 25th.

Declarant Schmela reported that the Federal Mineral Lease District will have \$2.2 million dollars for 2014 to distribute.

Declarant Schmela reported that BMC is in the process of searching for a pro/general manager for the golf course. The interview process will begin on March 1, 2014.

Declarant Schmela reported that the 35th Avenue restaurant is preparing to reopen soon under new management.

NEW BUSINESS

2014 Legal Services Contract: A motion was made by Director Grove and seconded by Director Arrington to allow Mr. Rippy to negotiate lower legal fees with Hindman Sanchez and once an agreement has been made, to sign the new contract. The motion carried unanimously.

Schedule 2014 Annual Meeting: A motion was made by Director Koning and seconded by Director Davidson to schedule the annual meeting for Thursday, April 10, 2014 at 7:00 pm at the Grand Valley Recreation Center and approve to spend up to \$1,000 for the meeting expenses and up to \$1,000 for the annual report. The motion carried unanimously.

2013 Annual Report: The Board of Directors agreed to have a 2013 annual report printed similarly to the 2012 report. Director Koning and Director McCurdy will assist Director Lammey with the 2013 report.

2014 Annual Meeting of the Directors: Mr. Rippy reported that the 2014 annual meeting of the directors is scheduled for Tuesday, February 18, 2014 at 9:00am. The regular Board meeting will immediately follow.

OLD BUSINESS

None

OTHER BUSINESS

Director Koning stated that the Wintefest is scheduled for Friday and Saturday January 24th and 25th. The parade of lights will begin at the Saddleback Center and end at the Grand Valley Recreation Center. There will also be an adult dance from 7:30-10:30 on Friday at the Grand Valley Recreation Center.

Director Koning stated that Levi Williamson has been nominated and selected as a People to People Student Ambassador for 2014. The cost to participate in this prestigious program is \$7,000 per nominee. Director Koning stated that the family would very much appreciate any donations for this program.

Mr. Rippy stated that BMSA does not have a scholarship type program for this kind of request. Unless BMSA would like to start a scholarship type program, it is not appropriate to donate to individuals.

The Board discussed the request for donations from Mr. Williamson and decided against donating funds from the BMSA.

ADJOURNMENT

The meeting adjourned at 12:27 pm.

BMSA Financial Committee

January 21, 2014 Report on Financial Documents

For December 2013

Operating Accounts

The December 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 twelfth and final month of our financial year. They appear complete and accurate and comply with accepted financial accounting standards. Fines and Late Fees continued to enhance the bottom line. In a sense, it is unfortunate that fines make up a significant part of our profit. On the expense side, the accounts that exceed budget amounts by significant amounts continue to be balanced by under running the other budgeted items. Subject to audit, the bottom line is significant.

Specifically, the yearend data reflects the actual Operating Revenues exceeded the Budget amounts by \$7,430.44 and expenses under ran the budget by \$27,496 with a net of \$34,926.44.

Reserve Accounts

The Reserve income items are as planned close to the budget amounts. Although the expenditures overran the budget amounts by \$52,837.94 primarily from the planned and approved Electrical LED project and Trails resurfacing.

As you know, the Reserve Accounts are on deposit with Edward Jones. To maintain security we are limited to safe securities and they continue to earn limited interest.

The Financial Committee is pleased with such good End of Year results.

BATLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting Minutes: November 20, 2013

Present: Thom Hamick, Lecia Hill, and Keith Sheppleman

Absent: Matthew Fenton and Eric Short

Agenda

Meeting minutes from November 6, 2013 approved

No Letters Sent

Applications:

103 Cliff View Circle, Valley View Village

Owner: Joshua Guichard

Request: Use existing gravel area as parking pad and install landscape gravel area in front yard

Completion Date: February 1, 2014

Action: Approved

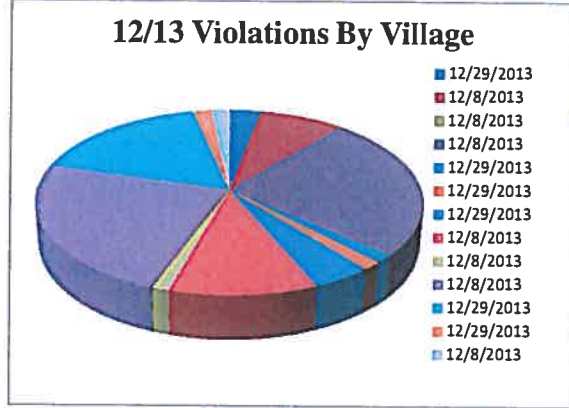
Report Period: December 2013

Violations YTD 1207
Violations This Mo. 46

Covenant Protection Violation Report
Report Prepared By: Keith Lammey
Dec-13

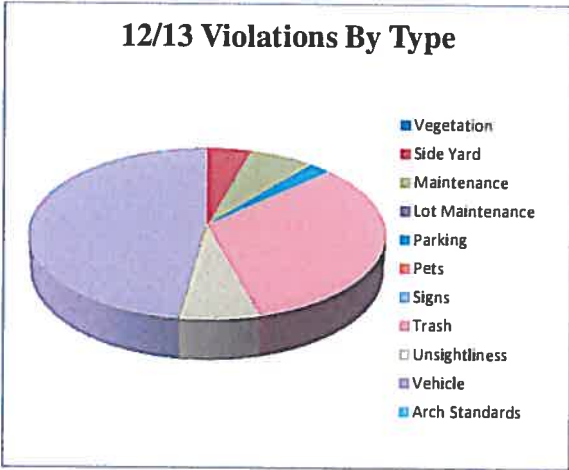
	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	2%
Other	0	0%
Canyon View	0	0%
Eagles Point	0	0%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	12	26%
Reserve	1	2%
Stone Ridge	0	0%
Tam Meadows	6	13%
Tam Village	13	28%
Valley View	10	22%
Willow Creek	3	7%

46	100%
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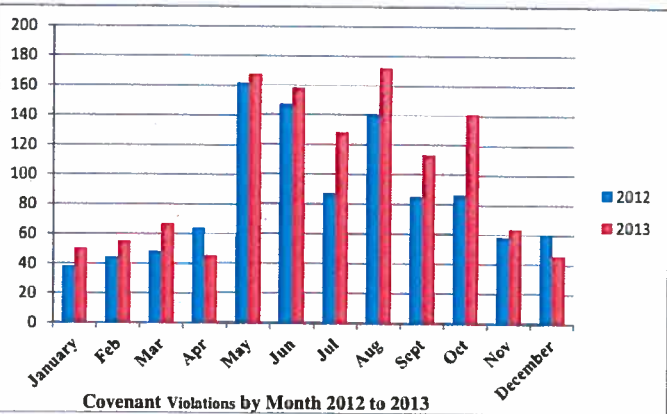
	Monthly Violations By Type	% of Total Violations
Vegetation	0	0%
Side Yard	2	4%
Maintenance	3	7%
Lot Maintenance	0	0%
Parking	1	2%
Pets	0	0%
Signs	0	0%
Trash	15	33%
Unsignltness	3	7%
Vehicle	22	48%
Arch Standards	0	0%

46	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	46

1019	1207
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Report Date: 12/31/2013		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
12/8/2013	192	Roan Creek Dr	Battlement Creek	Trash	2:17pm-Trash cart out.
12/29/2013	120	Sagemont Cir	Monument Creek	Maintenance of Property	8:50am-Gutter has fallen down.
12/8/2013	43	Spruce Ct	Monument Creek	Oversized Vehicle	1:09pm-Semi tractor parked in side yard.
12/8/2013	43	Spruce Ct	Monument Creek	Side Yard	1:09pm-Semi tractor parked in side yard.
12/8/2013	166	Rosewood Way	Monument Creek	Side Yard	1:16pm-Utility trailer with ATV parked in side yard.
12/29/2013	45	Hawthorne Way	Monument Creek	Trash	8:59am-Trash cart out.
12/8/2013	123	Rosewood Way	Monument Creek	Trash	1:15pm-Trash cart out.
12/8/2013		Hawthorne Way	Monument Creek	Trash	1:21pm-Trash cart out.
12/8/2013	384	Ponderosa Cir	Monument Creek	Trash	1:27pm-Trash cart out.
12/29/2013	23	Holly Way	Monument Creek	Vehicle	8:53am-Large 5th wheel on street.
12/29/2013	21	Ponderosa Cir	Monument Creek	Vehicle	8:56am-Trailer parked on street.
12/29/2013	68	Hawthorne Way	Monument Creek	Vehicle	8:59am-Utility trailer parked on street.
12/8/2013	166	Rosewood Way	Monument Creek	Vehicle	1:16pm-Utility trailer with ATV parked in side yard.
12/8/2013	19	Meadow Creek Dr	Reserve	Unsignliness	2:11pm-Mini backhoe parked to the left of the driveway.
12/8/2013	362	Mineral Springs Cir	Tamarisk Meadows	Maintenance	12:58pm-Backyard fence is falling over.
12/29/2013	264	Mineral Springs Cir	Tamarisk Meadows	Trash	8:44am-Trash cart out.
12/29/2013	26	Black Sulphur Pl	Tamarisk Meadows	Unsignliness	8:43am-Large truck tire leaning against garage.
12/8/2013	27	Pinnacle Pl	Tamarisk Meadows	Vehicle	1:04pm-Small trailer parked on driveway. No letter sent.
12/5/2013	17	Black Sulphur Pl	Tamarisk Meadows	Vehicle	
12/5/2013	286	Mineral Springs Cir	Tamarisk Meadows	Vehicle	
12/29/2013	111	Cedar Cir	Tamarisk Village	Maintenance of Vehicle	8:38am-Truck with right front tire off.
12/29/2013	36	E Tamarack Cir	Tamarisk Village	Trash	8:27am-Trash cart out.
12/29/2013	60	E Tamarack Cir	Tamarisk Village	Trash	8:29am-Trash cart out.
12/29/2013	127	E Tamarack Cir	Tamarisk Village	Trash	8:30am-Trash cart out.
12/29/2013	111	Cedar Cir	Tamarisk Village	Trash	8:38am-Trash cart out.
12/29/2013	170	Queen City Cir	Tamarisk Village	Trash	8:40am-Trash cart out.
12/8/2013	24	E Tamarack Cir	Tamarisk Village	Trash	12:41pm-Trash cart is out.
12/8/2013	36	E Tamarack Cir	Tamarisk Village	Unsignliness	12:42pm-Pile of misc construction material in front yard.
12/29/2013	216	E Tamarack Cir	Tamarisk Village	Vehicle	8:31am-ATV with 2 atvs parked on street. No letter sent.
12/29/2013	273	E Tamarack Cir	Tamarisk Village	Vehicle	8:32am-Dodge truck with large cargo trailer on street. No letter sent.
12/29/2013	141	W Tamarack Cir	Tamarisk Village	Vehicle	8:33am-Large RV parked on street. No letter sent.
12/8/2013	96	E Tamarack Cir	Tamarisk Village	Vehicle	12:43pm-Horse trailer parked on driveway. No letter sent.
12/8/2013	72	E Bonanza Pl	Tamarisk Village	Vehicle	12:48pm-Utility trailer parked on driveway. No letter sent.
12/8/2013	114	Angelica Cir	Valley View	Illegal Parking	1:48pm-Vehicle parked illegally. Spoke to owners, no letter sent.

12/29/2013	21	Bryan Loop	Valley View	Trash	9:13am-Trash cart out.
12/29/2013	181	Cliff View Cir	Valley View	Trash	9:15am-Trash cart out.
12/8/2013	53	Angelica Circle	Valley View	Vehicle	1:44 pm-Ford F250, Maroon/Gray, WY 8270, illegally parked on Angelica.
11/6/2013	111	Angelica Circle	Valley View	Vehicle	6:00am-Parking. White truck parked on common area grass
11/17/2013	119	Angelica Circle	Valley View	Vehicle	2:55 PM-Haulmark Trailer
12/8/2013	140	Cliff View Cir	Valley View	Vehicle	1:54pm-Utility trailer parked on driveway.
12/8/2013	209	Cliff View Cir	Valley View	Vehicle	1:54pm-Trailer parked on driveway.
12/8/2013	53	Angelica Circle	Valley View	Vehicle	1:44 pm-Ford F-250 WY 9-8270 Illegally Parked on Angelica
11/7/2013	15	Jessica Lane	Valley View	Vehicle	2:52 pm-Illegally parked. No parking on Jessica Lane
12/29/2013	233	Willow Creek Trl	Willow Creek	Trash	9:25amTrash cart out.
12/8/2013	41	Green Mesa Pl	Willow Creek	Vehicle	1:59pm-Cargo trailer parked on driveway. No letter sent.
12/8/2013	49	Ridge View Pl	Willow Creek	Vehicle	2:03pm-Trailer parked on driveway. No letter sent.

Planning Committee Report

December 19, 2013

Planning Committee members Don Gray and Jason Fletcher along with Association Manager, Steve Rippy, met to discuss the next steps in developing a comprehensive plan for Battlement Mesa.

The main topic of discussion was infrastructure planning of the community, including streets, trails, signage and emergency planning.

Mr. Fletcher stated that the Grand Valley Fire Protection District was working with the Garfield County Emergency Management Department on an emergency evacuation plan for Battlement Mesa and Parachute. The work on this plan was to begin in the spring of 2014 and once completed could be incorporated into the comprehensive plan.

The Committee agreed that they should meet with the Public Works Committee to request their assistance with infrastructure planning for streets, signage, etc.

Mr. Rippy will contact the Public Works Committee members to schedule a joint meeting to explain their request for infrastructure planning assistance in January of 2014.

The committee also discussed ideas about how to better market the community in an effort to draw potential home buyers to the area which could help stabilize the housing market. This is probably an area that the Public Relations Committee should take the lead. The committee members will look into discussing their ideas with the Public Relations Committee at a future date.

The Colorado Dream

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BATTLEMENT MESA
Service Association

Public and Community Relations
Committee Meeting Update
January 21, 2014 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 December, there were 10,418 visits (up slightly) to the Battlement Mesa website, 27,342 page views (down slightly), and 1,232,657 (up about 10%) 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 December newsletter achieved an open rate of 49% (up 2% from last month) and a 17% click through rate (up 7 points from last month).
- Showcase Positive Lifestyle We plan to hold a 2014 Insiders' Guide planning meeting in the next month. We hope to distribute the Guide about Memorial Day.
- Facebook Our Facebook "friend" list seems stuck at 117 (unchanged) 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. The January 2014 meeting has been postponed to January 31st. 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.
- Begin work on the 2014 Insiders' Guide.

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

The Colorado Dream

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**BMSA Board of Directors Meeting
January 21, 2014
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. The AGNC does not meet in December. The next meeting will be held at the Parachute Town Hall on January 16, 2014. A copy of the meeting agenda is included with this report.

In addition to the usual agenda items, several guest speakers will share information and insights on several key issues. These speakers include:

- Brandon Siegfried, SAV-ON Waste Solutions
- John Martin, Garfield County Commissioner – Topic: Illegal road closures on Public Lands
- Jerry Taylor, Mayor of Escalante, Utah – Topic: Oil and Gas Development and Tourism
- Eric Kuhn, General Manager, Colorado River Water Conservation District/Chris Treese, Manager External Affairs, Colorado River Water Conservation District
- Scott McInnis, Executive Director – Topic: Federal Mineral Lease District, Rainy Day Funds

Senator Udall and Heather McGregor, who had been tentatively scheduled for this meeting are now scheduled for the February meeting. The February meeting will be held on February 20th in Palisade.

The first weekly conference call with the AGNC's Government Relations Team (Orf & Orf) is on Friday, January 17th. The preliminary list of bills that are thought to be "of interest" to the AGNC suggests that 2014 may be another busy legislative year.

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

The Colorado Dream

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AGENDA

January 16, 2014

AGNC BOARD OF DIRECTORS & MEMBER MEETING

10:00 am – 2:30 pm

Parachute Town Hall

222 Grand Valley Way Parachute, Co.

- 10:00 A.M**
1. Mike Samson, Chairman:
Call to order and introductions
Next meeting (February 20, Palisade)
Approval of minutes
 2. Jeff Eskelson: Budget report for December
 3. **Project and Committee Reports:** Communications: Kelly Sloan, AAoA:
Dave Norman, New Business/Member Comments

11:00-12:00 Morning Speakers, Brandon Siegfried, SAV-ON Waste Solutions President / EWS-Affiliate; John Martin, Garfield County Commissioner; Discussion on illegal road closures on public lands in Western Colorado.

12:00-12:30 Lunch Speaker: Jerry Taylor, Mayor of Escalante, Utah; Oil & Gas Development and Tourism and how that is perceived by local communities

12:30-2:00 Afternoon Speakers: Eric Kuhn, General Manager of the Colorado River Water Conservation District; Chris Treese, Manager of External Affairs for the Colorado River Water Conservation District

4. Scott McInnis, Executive Director; Discussion on FML Rainy Day Funds
5. New Business - Adjournment

Manager Report

Date: January 21, 2014
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

LED Retrofit Project: We have received a \$3,800.00 rebate from Holy Cross for the LED street light retrofits installed in 2013. To date the BMSA has received approximately \$4,900.00 in rebates for the street lights.

Fence Damage: On January 10, 2014 a vehicle slid off of W. Battlement Parkway and struck the rear yard fence at 48 Green Mesa Place causing \$1600 in damage. The damaged fence is part of the community fences maintained by the BMSA. A police report was obtained and a claim was filed with the vehicle owner's insurance company. Flattops Fencing was hired to repair the fence and those repairs have been completed. I have forwarded a copy of the invoice for the repairs to the insurance company for reimbursement.

Legal Services Contract: Included in your packet is a copy of the legal services contract for 2014 between the BMSA and Hindman/Sanchez. The yearly fee of \$2,820 and monthly fee of \$235 remains the same as it was in 2013. Rate increases in the 2014 contract include the following:

Interrogatories 2013-\$100 / 2014-\$125
Contempt Citation 2013-\$125 / 2014-\$150
Garnishments 2013-\$125 / 2014-\$150
Payment Plans 2013-\$100-\$200 / 2014-\$125-\$225
Motions 2013-\$100-\$150 / 2014-\$125-\$175
Outbound Phone Calls 2013-\$100 (3 calls) / 2014-\$50 each or \$150 (3 calls)
Payoff Calculations 2013-\$100 / 2014-\$125

In the past the Association has chosen the "Basic Retainer Services" and the "Traditional Fee" for collection services.

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