

Approved 06/17/14

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
APRIL 15, 2014

Present: Keith Lammey President, Mesa Ridge Townhomes  
Sara McCurdy Director, First Eagle's Point  
Laurel Koning Director, Battlement Creek Village  
Jason Fletcher Declarant, Battlement Mesa Partners  
Jeff Hill Director, The Fairways  
Bernita Grove Director, Monument Creek Village  
Greg Davidson Director, Tamarisk Meadows  
Eric Short Director, Tamarisk Village  
John Constine Director, The Reserve  
Bob Arrington Director, Willow Creek Village

Excused Board Members: Eric Schmela Declarant, Battlement Mesa Partners  
Joel Toomey Director, Stone Ridge Village  
Brad Hoy Director, Valley View Village  
John Shepherd Sec/Treasurer, Canyon View Village

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

Community Members Present: Garry Evenson

**OWNER'S OPEN FORUM**

Director Davidson stated that someone used his name, without his permission, to report a covenant violation to Director Lammey the covenant enforcement officer. Director Davidson is in contact with the Garfield County Sherriff's office. There are 2 felony charges that can be brought against the person if they are apprehended. Director Davidson asked that his name not be used without his permission.

**CALL TO ORDER**

Director Lammey presided and called the meeting to order at 9:02 am.

**EXCUSE BOARD MEMBERS**

Director Lammey excused absent board members Eric Schmela, Brad Hoy, John Shepherd and 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 Davidson disclosed that a company he owns is under contract with the BMSA to provide weed control.

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

#### **APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Shepherd to approve the March 18, 2014 minutes as presented. The motion carried unanimously.

#### **FINANCIAL REPORTS**

A motion was made by Director McCurdy and seconded by Director Grove to approve the March 2014 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 written report.

Director Koning reported the committee met on March 24, 2014.

Director Lammey stated that the board may need to set parameters or guidelines for the committee meetings so our committees can continue to function. Although comments are welcome, they need to be restricted to a short time frame.

Mr. Rippy stated that the meetings need structure so the meeting can be productive and the committees can meet their goals.

After further discussion, the board agreed that Mr. Rippy and Mrs. Martin will work together to make guidelines for our committee meetings.

**Planning Committee:** No report.

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

**Public Works Committee:** No report.

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

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

See attached report.

Mr. Rippy reported that, over the years, many trees have been removed for different reasons. He would like to be allowed to replace the trees as they are removed.

Mr. Rippy will do an inventory of current trees and meet with Director Short and Director Davidson to discuss replacement options.

Mr. Rippy reported that Mountain Lawn will be spraying weeds along the trails in the next couple of weeks.

Director Lammey reported that the GVFPD is going to be cutting down the brush/tress on the Town of Parachute's property near the waterfall. Battlement Mesa Company will clean up the brush and branches.

#### **DEVELOPER REPORT**

Declarant Fletcher reported that BMC will be helping clean up the Town of Parachute's property near the waterfall.

Declarant Fletcher reported that BMC is beginning their spring cleanup in the rental pad area. They will be removing debris and mowing and trimming the lots.

#### **NEW BUSINESS**

Director Koning stated that the Movies Under the Stars committee is looking for donations for 2014.

A motion was made by Director Grove and seconded by Director Hill to donate \$600 for Movies Under the Stars for 2014. The motion carried unanimously.

#### **OLD BUSINESS**

None

#### **OTHER BUSINESS**

Director Koning stated that the Grand Valley United Methodist church is building a garden near the church that is called Abundance Garden. All of the fruits and vegetables will be given to the community.

Director Koning stated that the Grand Valley United Methodist church has a program called Totes of Hope. This program provides food to people 60 and older or disabled on the 2<sup>nd</sup> Friday of every month.

#### **ADJOURNMENT**

The meeting adjourned at 10:50 am.

#### **HEARINGS**

##### **165 Cliff View Circle**

A motion was made by Director Davidson and seconded by Director Koning to leave all fines in place. Also, the office will contact the owners of 165 Cliff View Circle to discuss filling out an application to park on the gravel apron next to their driveway. The motion carried with Director Lammey and Arrington abstaining.

The hearings adjourned at 11:15 am.

# BMSA Financial Committee

## April 15, 2014 Report on Financial Documents

### For March 2014

#### Operating Accounts

The March 2014 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 third month of our financial year. They appear complete and accurate and comply with accepted financial accounting standards.

Common Assessments actuals were consistent with the budget. Fines were substantially lower than budget. The Late Fees actuals are somewhat lower than budget. Miscellaneous Revenues were very much elevated. On the expense side Community Relations, Open Space, Tree Trimming, and Snow Removal were elevated but within reasonable limits. And it appears our decision regarding Street Light LEDs is being fruitful as our charges for electricity dropped by \$4313.

The bottom line shows that we are tracking close to the budget. There is nothing that appears out of line.

#### Reserve Accounts

We also reviewed the Reserve Accounts invested with Edward Jones. They are also conforming to good management and the investments are as required by law.

## BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: March 19, 2014

Present: Thom Hamick, Lecia Hill and Keith Sheppleman

Absent: Eric Short

### Agenda

Meeting Minutes from February 5, 2014 approved

No letters sent

Applications:

227 E Tamarack Circle, Tamarisk Village

Owner: Alan & Leslie Rasie

Request: Plant 2 crimson maple trees in front yard

Completion Date: Spring

Action: Approved

57 Black Sulphur Place, Tamarisk Meadows

Owner: Elmer Reyes & Ana Pena

Request: Build shed and pergola

Completion Date: August 2014

Action: Approved

39 River View Place, Willow Creek Village

Owner: Balthasar Rill

Request: Approval for previously installed solar panels

Completion Date: Already completed

Action: Approved

671 Meadow Creek Drive, The Reserve

Owner: Buddy & Amber Stewart

Request: Install play structure

Completion Date: June 30, 2014

Action: Approved

37 Spruce Court, Monument Creek Village

Owner: Doug & Robin Rosa

Request: Home addition, paint and new siding

Completion Date: November 30, 2014

Action: Approved

Report Period: March 2014

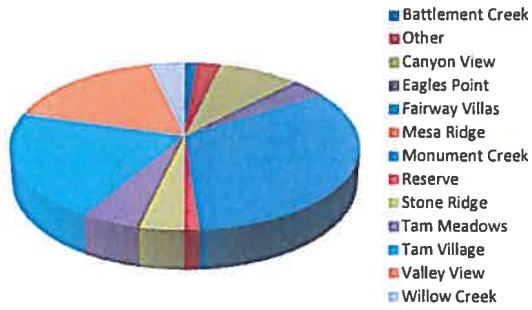
Violations YTD 167  
Violations This Mo. 82

	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	1%
Other	2	2%
Canyon View	7	9%
Eagles Point	3	4%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	27	33%
Reserve	1	1%
Stone Ridge	3	4%
Tam Meadows	4	5%
Tam Village	17	21%
Valley View	14	17%
Willow Creek	3	4%

82	100%
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Covenant Protection Violation Report  
Report Prepared By: Keith Lammy  
Mar-14

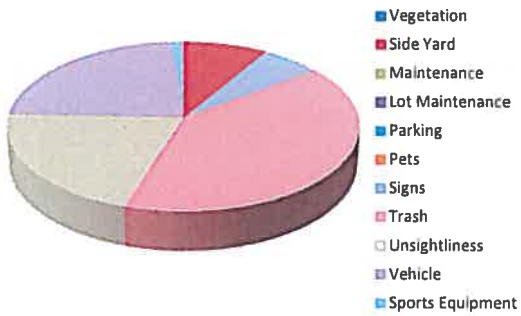
3/14 Violations By Village



	Monthly Violations By Type	% of Total Violations
Vegetation	0	0%
Side Yard	7	9%
Maintenance	0	0%
Lot Maintenance	0	0%
Parking	0	0%
Pets	0	0%
Signs	5	6%
Trash	33	40%
Unsignliness	17	21%
Vehicle	19	23%
Sports Equipment	1	1%

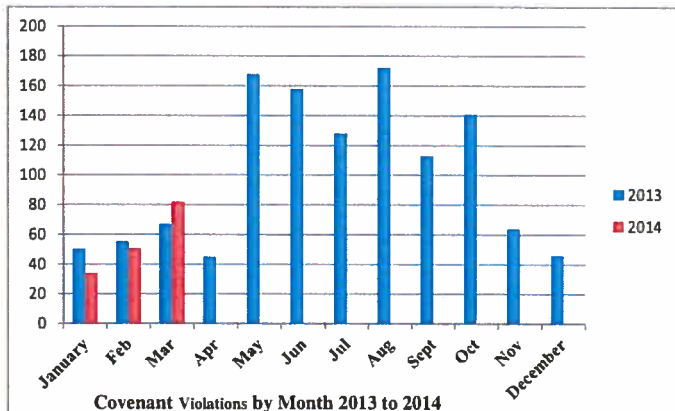
82	100%
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3/14 Violations By Type



	2013	2014
January	50	34
Feb	55	51
Mar	67	82
Apr	45	
May	168	
Jun	158	
Jul	128	
Aug	172	
Sept	113	
Oct	141	
Nov	64	
December	46	

1207	167
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Report Date: 3/31/2014		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
3/30/2014	56	Roan Creek Dr	Battlement Creek	Vehicle	12:39pm-Travel trailer parked at property. No letter sent.
3/30/2014	116	Limberpine Cir	Canyon View	Illegal Sign	12:03pm-For rent and for sale sign at property.
3/30/2014	287	Limberpine Cir	Canyon View	Trash	12:00pm-Trash cart out.
3/30/2014	267	Limberpine Cir	Canyon View	Trash	12:01pm-Christmas lights displayed.
3/14/2014	52	Aster Ct	Canyon View	Trash	1:54pm-Trash cart out.
3/14/2014	52	Poppy Ct	Canyon View	Trash	1:56pm-Trash cart out.
3/14/2014	35	Poppy Ct	Canyon View	Trash	1:57pm-Trash cart out.
3/14/2014	52	Aster Ct	Canyon View	Unsignltness	1:54pm-Large satellite disch laying in the rocks.
3/12/2014	88	Eagle Ridge Dr	Eagle's Point	Sports Equipment	11:50am- Basketball hoop at the curb, hoop is hanging out into the street.
3/12/2014	130	Talon Trl	Eagle's Point	Trash	11:46am-Trash cart out.
3/12/2014	19	Talon Trl	Eagle's Point	Trash	11:47am-Trash cart out.
3/30/2014	16	Holly Way	Monument Creek	Abandoned Vehicle	11:39am-Red/Gray truck parked on street with drip pan under it. Has not moved in weeks.
3/14/2014	45	Hawthorne Way	Monument Creek	Abandoned	1:37pm-Isuzu SUV parked on street, left rear tire is flat, UT tags that expired in 2012.
3/30/2014	14	Aspen Way	Monument Creek	Side Yard	11:32am-Older Dodge truck parked to the left of the driveway.
3/30/2014	71	Hackberry Ln	Monument Creek	Side Yard	11:35am-White Chev truck parked to the left of the driveway.
3/30/2014	123	Rosewood Way	Monument Creek	Side Yard	11:43am-Vehicle parked to the right of the driveway.
3/30/2014	57	Dogwood Ln	Monument Creek	Side Yard	11:51am-Small white Dodge truck parked to the left of the driveway.
3/30/2014	38	Dogwood Ln	Monument Creek	Side Yard	11:51am-White Ford F150 parked to the left of the driveway.
3/14/2014	601	Ponderosa Cir	Monument Creek	Side Yard	1:47pm-Blue car parked in the rocks to the left of the driveway.
3/14/2014	10	Spruce Ct	Monument Creek	Trash	1:13pm-Trash cart out.
3/14/2014	41	Holly Way	Monument Creek	Trash	1:19pm-Trash cart out.
3/14/2014	123	Columbine Ln	Monument Creek	Trash	1:23pm-Trash cart out.
3/14/2014	80	Columbine Ln	Monument Creek	Trash	1:24pm-Trash cart out.
3/14/2014	68	Rosewood Way	Monument Creek	Trash	1:27pm-Trash cart out.
3/14/2014	41	Rosewood Way	Monument Creek	Trash	1:28pm-Trash cart out.
3/14/2014	37	Sumac Ct	Monument Creek	Trash	1:32pm-Trash cart out.
3/14/2014	15	Pinyon Pl	Monument Creek	Trash	1:44pm-Trash cart out.
3/14/2014	59	Pinyon Pl	Monument Creek	Trash	1:44pm-Trash cart out.
3/30/2014	16	Pinyon Pl	Monument Creek	Unsignltness	11:55am-About 30 bags of stuff to on the side of the house. No letter sent.



3/14/2014	54 Hackberry Ln	Monument Creek	Unsigniftness	1:17pm-Barn door about 6 ft tall and 4 to 4 1/2 feet wide leaning against garage by entry door.
3/14/2014	13 Pinetree Pl	Monument Creek	Unsigniftness	1:21pm-Car tire leaning against right rear 1/4 panel of Ford Expedition in the street. Vehicle has all four tire mounted on it.
3/14/2014	15 Pinyon Pl	Monument Creek	Unsigniftness	1:44pm-Lawn mower by entry door and 2 small atv's in rocks.
3/30/2014	72 Sagemont Cir	Monument Creek	Vehicle	11:33am-Trailer with atv parked on driveway. No letter sent.
3/30/2014	36 Pinetree Pl	Monument Creek	Vehicle	11:37am-Gooseneck trailer parked on street. No letter sent.
3/30/2014	23 Holly Way	Monument Creek	Vehicle	11:38am-Travel trailer parked on street. No letter sent.
3/30/2014	36 Cactus Ct	Monument Creek	Vehicle	11:42am-Small trailer parked at property. No letter sent.
3/30/2014	23 Willowview Way	Monument Creek	Vehicle	11:56am-Trailer attached to truck. No letter sent.
3/14/2014	124 Columbine Ln	Monument Creek	Vehicle	1:23pm-Large ATV parked on the grass under a tree.
3/24/2014	Throughout Community	Other	Signs	Big Dog Internet advertisement signs.
3/12/2014	109 Smokey Hill Cir	Saddleback Village	Yard sale sign	
3/14/2014	39 Lodgepole Cir	Stone Ridge	Trash	1:52pm-Trash cart out. Garage door is up. They appear to be using it. No letter sent.
3/14/2014	39 Lodgepole Cir	Stone Ridge	Vehicle	1:52pm-Cargo trailer parked on driveway. No letter sent.
3/14/2014	39 Lodgepole Cir	Stone Ridge	Vehicle	1:52pm-Travel trailer parked on street. No letter sent.
3/30/2014	16 Crestone Pl	Tamarisk Meadows	Trash	11:22am-Trash cart out.
3/30/2014	39 Goldfield Ct	Tamarisk Meadows	Trash	11:26am-Trash cart out.
3/30/2014	102 Mineral Springs Cir	Tamarisk Meadows	Unsigniftness	11:25am-Trash can, bucket and tarps laying to the left of the garage.
3/30/2014	102 Mineral Springs Cir	Tamarisk Meadows	Vehicle	11:25am-Off road rock crawler type vehicle, no license plates.
3/30/2014	13 Cedar Cir	Tamarisk Village	Illegal Sign	11:13am-
3/30/2014	170 Queen City Cir	Tamarisk Village	Trash	11:19am-Trash cart out.
3/12/2014	12 E Tamarack Cir	Tamarisk Village	Trash	11:15am-Trash cart out.
3/12/2014	274 E Tamarack Cir	Tamarisk Village	Trash	11:16am-Trash cart out.
3/12/2014	114 E Bonanza Pl	Tamarisk Village	Trash	11:19am-Trash cart out.
3/12/2014	114 Cedar Cir	Tamarisk Village	Trash	11:21am-Trash cart out.
3/12/2014	146 Queen City Cir	Tamarisk Village	Trash	11:23am-Trash cart out.
3/12/2014	170 Queen City Cir	Tamarisk Village	Trash	11:19am-Trash cart out.
3/30/2014	90 W Bonanza Pl	Tamarisk Village	Unsigniftness	11:10am-Bank eviction, all belongings left on street.
3/30/2014	55 W Bonanza Pl	Tamarisk Village	Unsigniftness	11:10am-Partial motor cart on driveway.
3/30/2014	111 Cedar Cir	Tamarisk Village	Unsigniftness	11:15am-Washer or dryer on driveway by garage door.
3/30/2014	116 Queen City Cir	Tamarisk Village	Unsigniftness	11:17am-Christmas decorations displayed.
3/30/2014	86 Queen City Cir	Tamarisk Village	Unsigniftness	11:17am-Truck tire/wheel laying outside garage.

3/30/2014	216	E Tamarack Cir	Tamarisk Village	Vehicle	11:04am-Two wheeled trailer parked in driveway. No letter sent.
3/30/2014	98	W Tamarack Cir	Tamarisk Village	Vehicle	11:06am-Travel trailer parked on driveway. No letter sent.
3/30/2014	64	Queen City Cir	Tamarisk Village	Vehicle	11:18am-Small trailer attached to vehicle. No letter sent.
3/12/2014	308	E Tamarack Cir	Tamarisk Village	Vehicle	11:17am-Small 2 wheel trailer parked on driveway. No letter sent.
3/14/2014	35	Mesa Vista Pl	The Reserve	Unsignitliness	2:22pm-Wheel barrow on the side of the house. They appear to be working on the yard. No letter sent.
3/30/2014	165	Cliff View Cir	Valley View	Side Yard	12:19am-Two vehicles parked in side yard. Red/Gray Dodge truck and Ford Explorer.
3/30/2014	87	Angelica Cir	Valley View	Trash	12:10pm-Trash cart out.
3/12/2014	114	Angelica Cir	Valley View	Trash	11:34am-Trash cart out.
3/12/2014	12	Jessica Ln	Valley View	Trash	11:35am-Trash cart out.
3/12/2014	79	Cliff View Cir	Valley View	Trash	11:39am-Trash cart out.
3/12/2014	26	Cliff View Ln	Valley View	Trash	11:42am-Trash cart out.
3/12/2014	35	Cliff View Ln	Valley View	Trash	11:42am-Trash cart out.
3/30/2014	87	Angelica Cir	Valley View	Unsignitliness	12:10pm-Driveway has a lot of oil on it.
3/30/2014	33	Cliff View Cir	Valley View	Unsignitliness	12:13pm-Christmas lights displayed.
3/12/2014	153	Cliff View Cir	Valley View	Unsignitliness	11:39am-Engine stand next to garage.
3/12/2014	45	Cliff View Ln	Valley View	Unsignitliness	11:43am-Truck topper in rocks to the right of the garage.
3/30/2014	79	Cliff View Cir	Valley View	Vehicle	12:16pm-Small trailer parked on driveway. No letter sent.
3/12/2014	153	Cliff View Cir	Valley View	Vehicle	11:39am-Small trailer parked at property. No letter sent.
3/15/2014		Bryan Loop	Valley View	Vehicle	11:42am-not licenced; trailers not permitted
3/14/2014	17	Promontory Pl	Willow Creek	Illegal Signs	2:07pm-Two for rent signs displayed.
3/14/2014	76	Ridge View Pl	Willow Creek	Trash	2:08pm-Trash cart out.
3/14/2014	61	Ridge View Pl	Willow Creek	Unsignitliness	2:10pm-Truck tool box on the driveway and wheel barrow on the right side of the driveway.



**Public and Community Relations  
Committee Meeting Update  
April 15, 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. The 2013 Annual Report to Members has been added to the website. It can be viewed from the lower right corner of the home page. (It replaced the prior report). **During March, there were 10,673 visits to the Battlement Mesa website, and 34,125 page views 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 522 up 17.** Please encourage people to sign up for this newsletter. (Top of the Home page of website). **The February newsletter achieved an open rate of 48% compared to an industry average of 23.9 % and a 10 % click through rate.**
- Showcase Positive Lifestyle We plan to hold a 2014 Insiders' Guide planning meeting the week of February or first week of March. We hope to distribute the Guide about Memorial Day.
- Facebook **Our Facebook "friend" list continues at 118 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. **No change:** We're still waiting on the graphic artist to provide a proof of the sign layout out. The Northwest Colorado Cultural Heritage Tourism group met in Rifle on Monday, March 10th to work on our Gateway Interpretive Signs. We have submitted our sign text and photos to the graphic designer and still expect to install our sign this summer.
- Planning Committee. The PCR committee and Planning committee met on March 4<sup>th</sup> to explore ideas about promoting the community. (Please refer to the Planning committee report for additional information).
- 2013 Annual Report to Members. The report was distributed at the April 10, 2014 Annual Community Meeting and has been added to the website. Printed copies are available at the BMSA office.

### 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.
- Explore the idea of hiring a marketing firm to help us promote Battlement Mesa.

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

*The Colorado Dream*

401 Arroyo Drive · PO Box 6006 · Battlement Mesa, CO 81636

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com



**BMSA Board of Directors Meeting  
April 15, 2014  
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: March 20, 2014  
Attended by: Keith Lammey  
Next Meeting: April 24, 2014**

**Overview:**

The AGNC last met on March 20, 2014 in Craig, Colorado. I was not able to attend due to meeting conflicts. The next meeting will be held at in Grand Junction on April 24, 2014. The minutes of the March 20<sup>th</sup> meeting have not yet been distributed nor has the agenda for the April 24<sup>th</sup> meeting.

The AGNC has received considerable press lately, including in the Washington Times. Here are links to the stories if you are interested in learning more.

Washington Times:

<http://www.washingtontimes.com/news/2014/mar/29/colorado-communities-to-get-mineral-lease-millions/>

Grand Junction Sentinel:

<http://www.gisentinel.com/S=ce03e21ab01ff9b651a3b6b4a300136bb8b3cf23/news/articles/gj-staffers-find-error-that-means-8232cash-back/>

KREX TV's follow up report which is a marked improvement over their initial effort:

<http://www.krextv.com/story/millions-to-be-distributed-to-local-governments-20140330>

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

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*The Colorado Dream*

## Manager Report

Date: April 15, 2014  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**Electrical Contractor Change:** Danny Hutton, owner of Frontier Electric, has retired and has closed the business. Frontier Electric has provided repairs and maintenance of the street lights in Battlement Mesa for many years. I have contacted and met with Walker Electric, out of Rifle, to assume the repairs and maintenance of the street lights.

**BMSA Annual Meeting:** The BMSA annual meeting of members was held April 10<sup>th</sup> and was very successful as over 100 people attended. Very informative presentations were made by School District Superintendent, Dr. Haptonstall and BMMD Board Member, Lynn Shore concerning the R-16 School District mill levy and the possible transfer of the Grand Valley Recreation Center and Battlement Mesa Golf Course to the Parachute/Battlement Mesa Parks and Recreation District.

**Street Light LED Retrofits:** I have inventoried the remaining street lights to be retrofitted with LEDs. There are 244 lights that remain to be retrofitted. The areas include the Battlement Parkways, Stone Quarry Road, Spencer Parkway, Saddleback Village and the RV Park. The estimated cost to replace all of the lights is \$104,000.

**Golf Course Flags:** A US flag and two Colorado flags were replaced this past month at the golf course.

**Street Sweeping:** The first street sweeping of residential streets, by the BMMD, took place this past month. Garfield County also began sweeping of the major corridor streets. The second sweeping of the streets should take place in the next few weeks.

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: [BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)