



Approved
06/17/14

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MAY 20, 2014

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

OWNER'S OPEN FORUM

Dave Devanney stated that the Battlement Mesa Concerned Citizens have been meeting with URSA quite frequently regarding the possible drilling within the Battlement Mesa PUD. Mr. Devanney stated that there is a tour of the Monument Ridge pad scheduled for Friday, May 23rd. Mr. Devanney stated that the Garfield County Commissioners will be holding a meeting at the Parachute Library on Monday, June 9, 2014 at 9 am. This may be the last meeting to discuss the drilling with the commissioners before they begin the permit process.

Frank Ladd is a neighbor to 59 Pinyon Place in Monument Creek Village. Mr. Ladd stated that he can list at least 10 covenant violations from this property over the last 7 years. The owner is working on his vehicles, welding on the street, in the garage and on the driveway, sometimes all weekend long. Mr. Ladd stated that he has even rebuilt at least one of his trucks at the property. The sounds and odors that come from this property are over bearing. Mr. Ladd asked that BMSA consider some way to handle repeat violators instead of having to go through the 4 letter process.

Mr. Rippy will discuss a possible procedure for repeat covenant violation offenders with our attorney.

CALL TO ORDER

Director Lammey presided and called the meeting to order at 9:15 am.

EXCUSE BOARD MEMBERS

Director Lammey excused absent board members Eric Schmela, Brad Hoy, Greg Davidson and Bernita Grove.

GARFIELD COUNTY SCHOOL DISTRICT 16 SENIOR STEERING COMMITTEE

The committee cancelled.

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 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 Hill to approve the April 15, 2014 minutes with corrections. Director Arrington stated that the hearing for 165 Cliff View Circle the motion was to waive the fines. After further discussion, the board agreed to table the April 15, 2014 minutes until the June 2014 meeting so the office can research the motion.

FINANCIAL REPORTS

A motion was made by Director McCurdy and seconded by Director Constine to approve the April 2014 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: See attached report.

Architectural/Covenant Committee: See attached reports.

Director Lammey stated that BMSA may need to look into hiring and inspector to follow up on approved architectural applications.

A motion was made by Director McCurdy and seconded by Director Hill to ask the Architectural/Covenant Committee to draft a procedure for follow up of architectural applications and provide financial assistance for an inspector. The motion carried unanimously.

Oil & Gas Committee: See attached report.

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

Director Koning gave a written resignation from the committee.

Planning Committee: No report. No Meeting.

Public & Community Relations Committee: See attached report.

Public Works Committee: See attached report.

Mr. Rippy will get cost estimates for median landscape improvements and the Spencer Parkway trail.

Director McCurdy asked what the status is of the heli-pad that was to be built at the new Grand River Clinic.

Director Lammey stated that there is no money to install the pad at this time.

Mr. Rippy reported that Garfield County Road & Bridge will not be doing chip and seal this year but they are rebuilding 2 or 3 drainage pans. Mr. Rippy will check into the schedule for the street striping.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

Mr. Rippey reported that a home in Tamarisk Village has installed a large cross in their back yard that is visible from Stone Quarry Road. Mr. Rippey discussed this with our attorney and the owner needs architectural approval prior to installing the cross.

After further discussion, the board asked Mr. Rippey to contact our attorney for more information.

DEVELOPER REPORT

No report.

NEW BUSINESS**Approve LED installation on street lights**

A motion was made by Director McCurdy and seconded by Director Koning to approve the LED retrofitting of the remaining 254 street lights. Eco Source will provide the LEDs at a price of \$78,543 and R & A Enterprises will install the fixtures at a price of \$22,860. The motion carried.

OLD BUSINESS

None

OTHER BUSINESS

Director Lammey reported that the Town of Parachute has been trimming the trees and bushes around the split rail fence on their property near the waterfall.

Director Lammey reported that the owners of Valley View Commons across from the new Kum & Go have removed the t-posts.

ADJOURNMENT

The meeting adjourned at 10:48 am.

BMSA Financial Committee

May 20, 2014 Report on Financial Documents

For April 2014

Operating Accounts

The April 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 fourth month of our financial year. They appear complete and accurate and comply with accepted financial accounting standards.

Common and Developer Assessments actuals were consistent with the budget. Fines were substantially lower than budget. The Late Fees actuals are somewhat higher than budget. Miscellaneous Revenues continue to be higher than budget and reflect refunds from Holy Cross and other miscellaneous items.

On the expense side Community Relations, Tree Trimming, Street Maintenance and Snow Removal were substantially above budget but within reasonable limits and understandable.

Thus, our expenses were under budget by \$34,351 and the bottom line shows that we are positive by \$27,459.

Reserve Accounts

We also reviewed the Reserve Accounts invested with Edward Jones. They continue to reflect good management of our investments and comply with the state laws.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: April 16, 2014

Present: Thom Hamick, Lecia Hill and Keith Sheppleman

Absent: Eric Short

Agenda

Meeting minutes from March 19, 2014 approved

No letters sent

Applications:

86 Queen City Circle, Tamarisk Village

Owner: Alex Provstgaard

Request: Plant fruit trees in backyard/extend garden in backyard

Completion Date: July 31, 2014

Action: Approved

90 Cliff View Circle, Valley View Village

Owner: April Norwood

Request: Park on existing gravel area

Completion Date: Already complete

Action: Denied

154 E Tamarack Circle, Tamarisk Village

Owner: James & Judy Lindsay

Request: Build sunroom

Completion Date: None given

Action: Denied

511 Ponderosa Circle, Monument Creek Village

Owner: Gregory Caldwell

Request: Re-roof house

Completion Date: August 31, 2014

Action: Approved

312 Mineral Springs Circle, Tamarisk Meadows

Owner: Arcelia Ibarra

Request: Install shed, replace 4' fence with 6' fence and concrete on both sides of the driveway

Completion Date: June 30, 2014

Action: Approved fence, denied the rest

511 Meadow Creek Drive, The Reserve

Owner: Bill and Caren Swindell

Request: Install post and rail fence around back yard perimeter

Completion Date: July 31, 2014

Action: Denied

30 Ridge View Place, Willow Creek Village

Owner: John & Karen Jewell

Request: Install additional fence for protection in the back yard

Completion Date: To be determined

Action: Denied

14 Aspen Way, Monument Creek Village

Owner: Grand Valley United Methodist Church

Request: Use existing gravel area as parking pad

Completion Date: Already complete

Action: Approved

123 Rosewood Way, Monument Creek Village

Owner: Dwight Berner

Request: Use existing gravel area as parking pad, replace existing fence with new fence and build enclosure for trash cart next to driveway

Completion Date: October 26, 2014

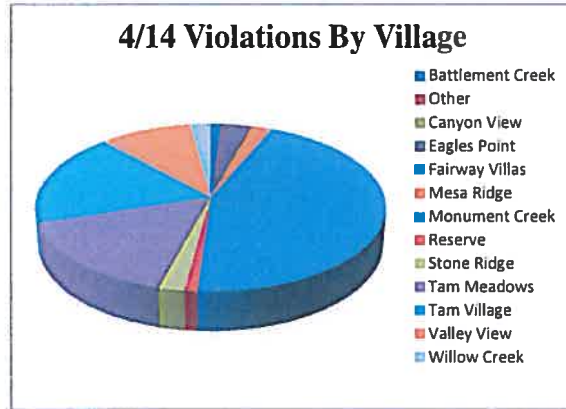
Action: Denied

Report Period: April 2014

Violations YTD 261
Violations This Mo. 94

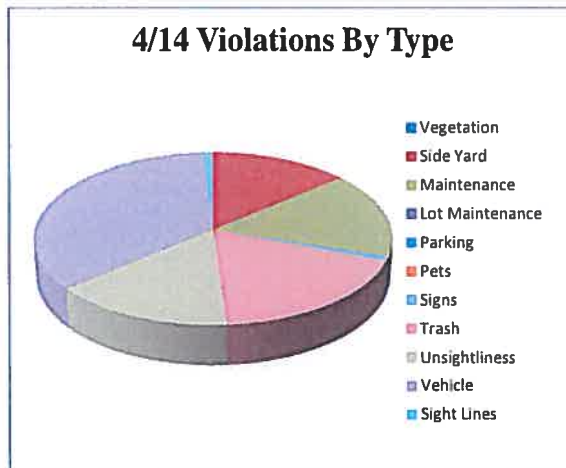
Covenant Protection Violation Report
Report Prepared By: Keith Lammy
Apr-14

	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	1%
Other	0	0%
Canyon View	0	0%
Eagles Point	3	3%
Fairway Villas	0	0%
Mesa Ridge	2	2%
Monument Creek	42	45%
Reserve	1	1%
Stone Ridge	2	2%
Tam Meadows	15	16%
Tam Village	17	18%
Valley View	9	10%
Willow Creek	2	2%



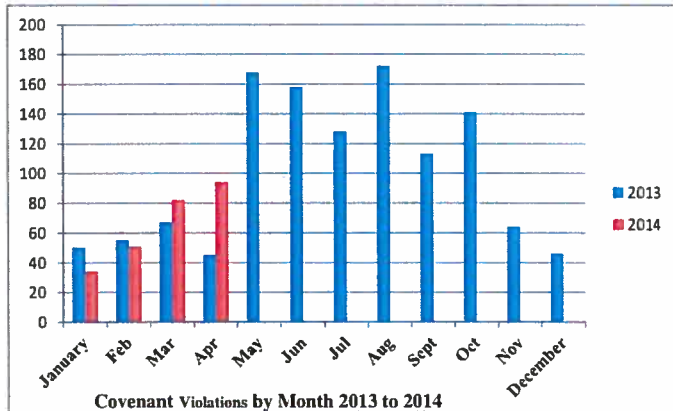
94	100%
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	Monthly Violations By Type	% of Total Violations
Vegetation	0	0%
Side Yard	13	14%
Maintenance	15	16%
Lot Maintenance	0	0%
Parking	0	0%
Pets	0	0%
Signs	1	1%
Trash	17	18%
Unsignliness	14	15%
Vehicle	33	35%
Sight Lines	1	1%



94	100%
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	2013	2014
January	50	34
Feb	55	51
Mar	67	82
Apr	45	94
May	168	
Jun	158	
Jul	128	
Aug	172	
Sept	113	
Oct	141	
Nov	64	
December	46	



1207	261
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Report Date: 4/1/2014		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
4/25/2014	596	Battlement Creek Trl	Battlement Creek	Vehicle	3:23pm-White cargo trailer parked on driveway. No letter sent.
4/25/2014	194	Eagle Ridge Dr	Eagle's Point	Unsigniftness	3:51 pm-Porta-Potty at the curb.
4/13/2014	20	Eagle Ct	Eagle's Point	Vehicle	12:42pm-Trailer attached to truck parked at property. No letter sent.
4/13/2014	42	Eagle Ct	Eagle's Point	Vehicle	12:42pm-ATV on a trailer parked at property. No letter sent.
4/15/2014	151	South Ridge Ct	Mesa Ridge	Vehicle	Expired Tags, Black Chevy Truck, Parked in dog bone lot via email.
4/25/2014	151	South Ridge Ct	Mesa Ridge	Vehicle	Expired Tags, Black Chevy Truck, Parked in dog bone lot, personal contact.
4/25/2014	120	Sagemont Cir	Monument Creek	Maintenance of Property	1:52pm-Weeds/grass in the rock areas.
4/25/2014	71	Hackberry Ln	Monument Creek	Maintenance of Property	1:54pm-Lawn is very tall.
4/25/2014	123	Rosewood Way	Monument Creek	Maintenance of Property	2:02pm-Lawn is dead.
4/25/2014	261	Ponderosa Cir	Monument Creek	Maintenance of Property	2:17pm-Grass is dead and full of weeds.
4/25/2014	41	Willowview Way	Monument Creek	Maintenance of Property	2:30pm-Weeds in the rocks and lawn.
4/13/2014	65	Lupine Ln	Monument Creek	Maintenance of Property	11:36am-10-12' tall weeds in cracks in concrete.
4/25/2014	16	Juniper Ln	Monument Creek	Vehicle	2:26pm-Making repairs to vehicle on street. Tool box next to truck and 2 tires laying on the ground.
4/25/2014	166	Rosewood Way	Monument Creek	Oversized Vehicle	2:04pm-Large commercial truck parked at property.
4/13/2014	166	Rosewood Way	Monument Creek	Oversized Vehicle	11:32am-Very large dually truck parked on driveway.
4/25/2014	123	Rosewood Way	Monument Creek	Side Yard	2:02pm-Nissan, CO Tag 538-WOD parked to the right of the driveway.
4/25/2014	68	Rosewood Way	Monument Creek	Side Yard	2:07pm-Chev Blazer parked on side yard.
4/25/2014	591	Ponderosa Cir	Monument Creek	Side Yard	2:31pm-2 vehicle parked on the side yard, one on each side of the driveway.
4/13/2014	107	Columbine Ln	Monument Creek	Side Yard	11:29am-Toyota SUV parked in the rocks to the right of the driveway.
4/13/2014	591	Ponderosa Cir	Monument Creek	Side Yard	11:48am-Ford truck parked next to house on the right side.
4/25/2014	25	Hackberry Ln	Monument Creek	Trash	1:56pm-Trash cart out.
4/25/2014	45	Pinetree Pl	Monument Creek	Trash	1:57pm-Trash cart out.
4/25/2014	151	Rosewood Way	Monument Creek	Trash	2:05pm-Trash cart out.

4/25/2014	24	Lupine Ln	Monument Creek	Trash	Trash	2:10pm-Trash cart out.
4/25/2014	55	Sumac Ct	Monument Creek	Trash	Trash	2:13pm-Trash cart out.
4/25/2014	36	Willowview Way	Monument Creek	Trash	Trash	2:23pm-Trash cart out.
4/13/2014	55	Sumac Ct	Monument Creek	Trash	Trash	11:39am-Trash cart out.
4/13/2014	51	Sumac Ct	Monument Creek	Trash	Trash	11:39am-Trash cart out.
4/13/2014	289	Ponderosa Cir	Monument Creek	Trash	Trash	11:42am-Trash cart out.
4/13/2014	72	Juniper Ln	Monument Creek	Trash	Trash	11:44am-Trash cart out.
4/25/2014	58	Pinyon Pl	Monument Creek	Unsignitliness	Unsignitliness	2:22pm-Snowblower is sitting on driveway.
4/25/2014	9	Juniper Ln	Monument Creek	Unsignitliness	Unsignitliness	2:24pm-Dresser/furniture sitting on deck.
4/25/2014	50	Pinyon Pl	Monument Creek	Unsignitliness	Unsignitliness	2:30pm-Canoe in the rocks.
4/25/2014	15	Pinyon Pl	Monument Creek	Unsignitliness	Unsignitliness	2:30pm-Truck tool box on driveway.
4/13/2014	69	Rosewood Way	Monument Creek	Unsignitliness	Unsignitliness	11:32am-Four tires and a cabinet at the street.
4/13/2014	58	Juniper Ln	Monument Creek	Unsignitliness	Unsignitliness	11:46am-Snow blower and plywood out at property.
4/25/2014	97	Rosewood Way	Monument Creek	Vehicle	Vehicle	2:06pm-Travel trailer parked at property. No letter sent.
4/25/2014	184	Ponderosa Cir	Monument Creek	Vehicle	Vehicle	2:09pm-Travel trailer parked at property on street.
4/25/2014	11	Lupine Ln	Monument Creek	Vehicle	Vehicle	2:10pm-Small motorhome parked on driveway.
4/25/2014	225	Ponderosa Cir	Monument Creek	Vehicle	Vehicle	2:11pm-Small cargo trailer parked on driveway.
4/25/2014	45	Hawthorne Way	Monument Creek	Vehicle	Vehicle	2:12pm-Small trailer parked on driveway. No letter sent.
4/25/2014	15	Wintergreen Way	Monument Creek	Vehicle	Vehicle	2:15pm-Large boat parked on street.
4/13/2014	62	Sageant Cir	Monument Creek	Vehicle	Vehicle	11:24am-Horse trailer attached to vehicle at property. No letter sent.
4/13/2014	51	Ponderosa Cir	Monument Creek	Vehicle	Vehicle	11:34am-Large cargo trailer parked on driveway.
4/13/2014	184	Ponderosa Cir	Monument Creek	Vehicle	Vehicle	11:35am-Travel trailer parked on street.
4/13/2014	68	Hawthorne Way	Monument Creek	Vehicle	Vehicle	11:40am-Utility trailer parked on street.
4/13/2014	15	Wintergreen Way	Monument Creek	Vehicle	Vehicle	11:41am-Very large boat parked on street.
4/13/2014	36	Alder Ct	Monument Creek	Vehicle	Vehicle	11:52am-Very large travel trailer on street.
4/25/2014	109	Lodgepole Cir	Stone Ridge	Side Yard	Side Yard	2:37pm-Chev truck CO tag 980-CQL parked to the left of the driveway.
4/25/2014	373	Lodgepole Cir	Stone Ridge	Unsignitliness	Unsignitliness	2:33pm-Pallet leaning against side of garage.
4/25/2014	26	Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	Abandoned Vehicle	1:40pm-Vehicle has 2 flat tires and the hood is partially up.
4/13/2014	264	Mineral Springs Cir	Tamarisk Meadows	Abandoned Vehicle	Abandoned Vehicle	11:14am-Nissan with no left front tire. No jacks holding the vehicle up.
4/25/2014	404	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	Maintenance of Property	1:37pm-Lawn is dead, weeds/grass in rock areas.
4/25/2014	46	Crestone Pl	Tamarisk Meadows	Maintenance of Property	Maintenance of Property	1:40pm-Weeds/grass in the rocks.
4/25/2014	47	Crestone Pl	Tamarisk Meadows	Maintenance of Property	Maintenance of Property	1:40pm-Weeds/grass in the rocks.
4/25/2014	286	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	Maintenance of Property	1:41pm-Weeds/grass in the rocks to the right of the driveway.

4/25/2014	38	Goldfield Ct	Tamarisk Meadows	Maintenance of Property	1:46pm-Yard is dead and full of weeds.
4/13/2014	404	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	11:10am-Rocks to the right of the driveway full of weeds.
4/13/2014	46	Baker Hill Pl	Tamarisk Meadows	Vehicle	11:16am-Dodge truck with both rear tires off on a jack on the driveway.
4/13/2014	142	Mineral Springs Cir	Tamarisk Meadows	Side Yard	11:18am-White GMC van parked in side yard.
4/25/2014	62	Black Sulphur Pl	Tamarisk Meadows	Trash	1:37pm-Trash cart out.
4/25/2014	369	Mineral Springs Cir	Tamarisk Meadows	Trash	1:39pm-Trash cart out.
4/13/2014	26	Crestone Pl	Tamarisk Meadows	Trash	11:13am-Trash cart out.
4/13/2014	4	Goldfield Ct	Tamarisk Meadows	Trash	11:19am-Trash cart out.
4/13/2014	17	Black Sulphur Pl	Tamarisk Meadows	Vehicle	11:10am-RV parked on street. No letter sent.
4/25/2014	108	Queen City Cir	Tamarisk Village	Maintenance of Property	1:34pm-Rock area full of weeds/grass.
4/25/2014	116	Queen City Cir	Tamarisk Village	Maintenance of Property	1:34pm-Rock area full of weeds/grass.
4/13/2014	95	E Tamarack Cir	Tamarisk Village	Maintenance of Property	
4/25/2014	67	W Bonanza Pl	Tamarisk Village	Vehicle	1:31 pm-Working on truck on their driveway.
4/13/2014	67	W Bonanza Pl	Tamarisk Village	Vehicle	11:02am-White Nissan truck being worked on.
4/13/2014	108	Queen City Cir	Tamarisk Village	Side Yard	11:06am-Mercury Mountaineer parked to the right of the driveway.
4/13/2014	6	Crestone Pl	Tamarisk Village	Side Yard	
4/25/2014	12	E Tamarack Cir	Tamarisk Village	Trash	1:24pm-Trash cart out.
4/25/2014	71	E Bonanza Pl	Tamarisk Village	Trash	1:29pm-Trash cart out.
4/25/2014	124	E Bonanza Pl	Tamarisk Village	Unsigniftness	1:29pm-Trash cart enclosure missing most of the pickets.
4/13/2014	90	W Bonanza Pl	Tamarisk Village	Unsigniftness	10:59am-Couch at the curb.
4/13/2014	111	Cedar Cir	Tamarisk Village	Unsigniftness	11:05am-Hood of a black Chev truck at property.
4/25/2014	98	W Tamarack Cir	Tamarisk Village	Vehicle	1:27pm-Travel trailer parked on driveway. No letter sent.
4/13/2014	152	W Tamarack Cir	Tamarisk Village	Vehicle	10:58am-Utility trailer parked on driveway. No letter sent.
4/13/2014	10	Queen City Cir	Tamarisk Village	Vehicle	11:07am-Boat attached to a truck at the property. No letter sent.
4/13/2014	151	E Tamarack Cir	Tamarisk Village	Vehicle	
4/13/2014	55	W Bonanza Pl	Tamarisk Village	Yard sale sign	Yard sale signs posted through Battlement Mesa.
4/13/2014	345	Meadow Creek Dr	The Reserve	Vehicle	12:21 pm-Large dump trailer parked on driveway.
4/25/2014	153	Cliff View Cir	Valley View	Side Yard	2:50pm-Jeep CO tag 365-KMQ parked on the rocks to the right of the driveway.
4/25/2014	160	Cliff View Cir	Valley View	Side Yard	3:00pm-Dodge truck parked on the rocks to the right of the driveway.

4/25/2014	26	Cliff View Lane	Valley View	Side Yard	3:03pm-White truck parked on the rocks to the right of the driveway.
4/13/2014	153	Cliff View Cir	Valley View	Side Yard	12:05pm-Yellow Dodge parked to the right of the driveway.
4/25/2014	119	Angelica Cir	Valley View	Trash	2:43pm-Trash cart out.
4/25/2014	103	Cliff View Cir	Valley View	Unsignitiness	2:49pm-Tool box and gas can on the rocks.
4/13/2014	103	Cliff View Cir	Valley View	Unsignitiness	11:03pm-Tool box sitting in side yard.
4/25/2014	79	Cliff View Cir	Valley View	Vehicle	2:48pm-Trailer parked on the rocks. No letter sent.
4/13/2014	218	Cliff View Cir	Valley View	Vehicle	12:05pm-Boat attached to truck parked on the street. No letter sent.
4/25/2014	76	Ridge View Pl	Willow Creek	Sight Lines	3:11pm-Bushes at corner to tall.
4/25/2014	24	Promontory Pl	Willow Creek	Unsignitiness	3:08pm-White truck topper on driveway.

Amie Martin

From: Charles Hall <cdhall149@gmail.com>
Sent: Friday, May 16, 2014 11:05 PM
To: Amie Martin
Cc: Chuck Hall; Don Mumma; Frances Rose; Greg Davidson; Lynn Shore; Bernita Grove; Bob Arrington; Brad Hoy; Eric Schmela; Eric Short; Jason Fletcher; Jeff Hill; John Constine; John Shepherd; Keith Lammey; Keith Sheppelman; Laurel Koning; Sara McCurdy; Steve Rippy; Jeff Powers
Subject: Re: 05/20/14 BMSA Meeting

BMSA Oil and Gas Committee:

All, the Oil and Gas Committee had a meeting with URSA on the 13 of May 2014. In the area of the PUD, URSA is current conducting operation on the Speakman A pad and the Monument Ridge pad. They have plans to increase the number of pads in the area. The next pad to be considered is one to be located in the area between the Holiday Inn and the river. This pad is outside of the PUD. Activity on this pad should begin in November of this year.

For their out year planning, they are currently planning activity on four pads within the PUD. These pads are "B" down by the RV storage, "M" between Battlement Parkway West and the 6th green by the golf course, "L" at the end of the driving range on the golf course, and "STR" at the northeast end of the PUD. This planning will include a Comprehensive Development Plan that will go to Garfield County and then on to the COGCC. Preliminary plans should be ready in early July 2014 with drilling not to begin before 2016. Some construction of the pad(s) could begin in 2015.

URSA will be hosting a presentation and a Monument Ridge pad tour on the 23rd of May. The presentation will discuss their plans for an injection well on the Speakman A pad. This presentation will begin at 9:00 AM at the GVRC followed by the tour of the Monument Ridge pad. The tour is limited to approximately 15 people. If you are interested email URSA's Jeff Powers at powers@ursaresources.com.

Chuck Hall

On Tue, May 13, 2014 at 8:30 AM, Amie Martin <amartin@battlementmesacolorado.com> wrote:

I will be putting board packets together on Friday morning. Please have your reports to me by end of day Thursday. Thanks.

Amie Martin

Administrative Assistant

Battlement Mesa Service Association

401 Arroyo Drive



Public and Community Relations
Committee Meeting Update
May 20, 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. During April, there were 10,288 visits to the Battlement Mesa website, and 70,291 page views on the site and 1,475,015 hits. (*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 528 up 6. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The April newsletter achieved an open rate of 48% compared to an industry average of 23.9 % and a 11 % click through rate.
- Showcase Positive Lifestyle We are on hold with the 2014 Insiders' Guide due to the loss of our publishing partner, (Grand Valley Echo). At this time we are exploring alternatives and would welcome any suggestions. In addition to the Insiders' Guide, we believe that the recently published 2013 Annual Report to Members is an important tool in our efforts to promote Battlement Mesa. Printed copies of the report are available at the BMSA office and the report can be viewed online on www.BattlementMesaColorado.com. Also, we are exploring the possibility of hiring a marketing firm to assist us with our marketing efforts.
- Facebook Our Facebook "friend" list has grown to 137 (up 19) 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. Due to some personal issues at the NWCCHT headquarters, the layout of our sign has been delayed; however we are told that it should be completed soon so we can move forward on this issue. We still expect to install our sign this 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.
- Continue to enhance our Facebook page with more content of interest to our "friends" and "followers."
- Find a new publisher for the 2014 Insiders' Guide.
- Continue to 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

Public Works Committee Report

Date: May 6, 2014

Public Works Committee Members Richard Deussen, Jeff Hill, Greg Davidson, and Association Manager, Steve Rippey, met to discuss a plan for future right-of-way and median landscape improvements for major street corridors in Battlement Mesa.

The members agreed they would like to see landscape areas in the medians developed in a manner consistent with the water conservation design that has been used at the intersections near the water fall, Valley View and Kum & Go locations.

These areas have been developed with ¾ inch rock ground cover, small ornamental trees and a mixture of low lying and medium size shrubs. Colored rock and drip irrigation would be preferred to the gray rock and spraying sprinklers currently used in those areas.

Intersections should be developed in this manner throughout the PUD. In addition strategic areas of the medians should also be landscaped in this manner to break up the native grass currently growing in the medians. Overall the medians would continue to be predominantly native grass. Special attention should be given at the ends of the medians nearest the intersections to incorporate low lying shrubs to insure site visibility for vehicle drivers.

The outside boundaries of the right-of-ways should also be landscaped in a similar manner. Areas near intersections should be landscaped to mirror the median landscape locations. Areas in strategic locations along the roads should also be similarly landscaped to once again breakup the native grasses. Those areas, adjacent to the street, with trails or sidewalks should have turf or native grass to avoid landscape rocks from spilling onto the trail.

Large turf grass areas like those along Stone Quarry Road should have landscape areas incorporated to break up the grass areas and maintain a similar water conservation theme.

The Colorado Dream

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**BMSA Board of Directors Meeting
May 20, 2014
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: April 17, 2014
Attended by: Keith Lammey
Next Meeting: May 22, 2014**

Overview:

The AGNC last met on April 17, 2017 in Grand Junction, Colorado. The meeting was well attended. The next meeting will be held in Rifle on May 22, 2014. The minutes of the April 24th meeting have not yet been distributed nor has the agenda for the May 22nd meeting. The March meeting minutes are attached.

Congressman Scott Tipton was the featured speaker at the April 24th meeting.

Although the Colorado legislative session has ended, the AGNC is still receiving frequent reports from Orf & Orf, the AGNC Legislative Team, regarding wrap up activities in the legislature and at the Governor's Office. The 2014 legislative session was very active. Many controversial issues were considered.

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

The Colorado Dream

AGNC BOARD OF DIRECTORS & MEMBERS MEETING MINUTES
March 20, 2014
American Legion
1055 County Road 7 Craig, Co.

Chairman Mike Samson called the meeting to order at 9:25 am.

Introductions were as follows.

Board Members & Alternates: Mike Samson, Garfield County; Doug Monger, Routt County; John Justman, Mesa County; Jeff Eskelson, Rio Blanco County; Jay Miller, City of Rifle; Lisa Hatch, City of Rangely; Richard Sales and Roger Granat, Palisade; Ray Beck, City of Craig; Scott Ford, City of Steamboat Springs; Tom Mathers, Jeff Comstock, Chuck Grobe and John Kinkaid, Moffat County

Others: Kelly Sloan, Audrey Danner, Cheryl McDonald, Casey Earp

Speakers: Rick Johnson and Michael Melneck

Staff: Scott McInnis and Maria King

Next Meeting- The next board meeting will be April 24, 2014 at the Workforce Center 512 29 ½ Road Grand Junction, Co.

Minutes from the February 20th, meeting was presented. A motion by Tom Mathers to accept the minutes and a second was made by Ray Beck. **Motion carried**

Project & Committee Reports:

Communications: Kelly Sloan reported he has been working on the coal comment letter, press release for PTSD bill, shooting range in Palisade bill, will have bylaws at April meeting.

Area Agency on Aging: Scott McInnis reported Dave Norman, Marty Chazen, Maria King, Mike Samson, and Scott McInnis met with Colorado CPA Marlo Coats in Meeker March 18th and feel confident in her doing the audit for 2013

Dinosaur Welcome Center: Cheryl McDonald stated DWC reopened March 1st and has had good traffic thus far. Total number of visitors for 2013 was 27,635.

Morning Speaker: Rick Johnson, Craig Station Manager at Tri-State G&T; discussed energy issues going forward including tough regulations and sage grouse; stated he would like to see solar and hydro power listed as a renewable resource.

Budget Report: February financials were presented. Motion by Doug Monger to accept the financial report and a second was made by Jeff Eskelson. **Motion carried**

Mid-Morning Speaker: Michael Melneck, Grants Administrator for Colorado Northwestern Community College, talked about the upcoming remodel of the Rector Science building built in

1962 and the funds needed to complete the project.

New Business: Mike Samson talked briefly about the Energy and Environment Symposium May 14-15 in Rifle.

Lunch Conference Call: Government Relations Team, Dianna, Richard and Ted Orf; Discussed legislative bills

Adjournment: Mike Samson adjourned the meeting at 1:00 pm.

Manager Report

Date: May 20, 2014
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Community Fence Repairs: Several sections of fences were repaired this past month in Monument Creek Village, Saddleback Village and the two parks located in the Saddleback Village area. The repairs came as a result of strong winds which broke several posts, separated cross members from other posts and damaged pickets. A significant number of the repairs in the parks were the result of damaged pickets caused by vandalism.

Street Light LED Retrofits: I have received the proposals for LED retrofitting of the remaining 254 street lights in Battlement Mesa. EcoSource will provide the LEDs at a price of \$78,543 and R&A Enterprises will install the fixtures at a price of \$22,860. The total cost of the project is \$101,403. The 2014 Budget included an \$115,000 line item to accomplish this project. The BMSA has had good experience with both of these contractors in the past with the street light retrofits and I would recommend moving forward with both of them to complete the project.

Street Right-of-Ways: Baker & Associates has completed the first mowing of the right-of-ways this past month and Mountain Lawn has begun spraying weeds in the medians.

Utility Locates: As the owner of street lights in Battlement Mesa the BMSA is identified as a utility provider for Battlement Mesa residents and as such is on the list of utility owners that require locates to be done on their underground electrical lines. The Utility Notification Center of Colorado (UNCC) is required to be notified prior to excavation by an individual or company when underground utilities may be present. UNCC then notifies the locate contractor for the area to provide locates for the underground utilities. The contractor for our area is USIC Locating Services, Inc (USIC). A fee of \$75 is charged to the owner of the utilities each time a locate is done.

In past years locates were done for all underground utilities when locates for Holy Cross utilities were being done. Apparently Holy Cross changed this policy because they were being billed for all of the locates. In recent months we have been billed nearly \$6,000 for locates within the BMSA boundary. Our office has contacted UNCC and is researching the laws associated with locate requirements as we try to find a solution that will reduce the cost to the BMSA and at the same time insure the safety of those that need to do an excavation.

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