



Approved
09/16/14

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2014

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

OWNER'S OPEN FORUM

Chris Stockton informed the board that his application to the architectural committee to widen his driveway had been denied because the standards for Eagle's Point, is 24 feet of concrete. Mr. Stockton had a list of several properties that were approved for 30 or more feet of concrete. Mr. Stockton asked the board for their assistance in the matter.

The board referred Mr. Stockton back to the architectural committee to ask for a variance on the 24 feet limitation.

Dave Devanney and Doug Saxton from the Battlement Mesa Concerned Citizens handed out a memorandum regarding an update on URSA's drilling plans in the PUD. The memorandum is attached.

Don Gray stated that the technology has become so advanced that he feels URSA can reach the minerals in Battlement Mesa by drilling outside of the PUD. Mr. Gray would like to see a petition started requesting the Garfield County Commissioners to deny URSA's permit to drill within the PUD.

CALL TO ORDER

Director Lammey presided and called the meeting to order at 9:23 am.

EXCUSE BOARD MEMBERS

Director Lammey excused absent board members Laurel Koning, Joel Toomey, Brad Hoy and Greg Davidson.

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.

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

NEW DECLARANT

Eric Schmela introduced Denise Gallegos as the new declarant for Battlement Mesa Company.

COMPREHENSIVE PLAN MOU-TOWN OF PARACHUTE

Stuart McArthur from the Town of Parachute stated that the Town has received a grant for \$62,500, which Town of Parachute will match, from the Department of Local Affairs to develop a comprehensive plan. Mr. McArthur requested that the Battlement Mesa Service Association enter into a Memorandum of Understanding with the Town of Parachute to jointly work on a comprehensive plan for Battlement Mesa and Parachute.

Director Lammey stated that he felt this is a great opportunity to work together and he would recommend that BMSA enter into a MOU with the Town of Parachute to write a comprehensive plan.

Don Gray from the planning committee stated that he also feels this is the correct way to write a comprehensive plan because Battlement Mesa and the Town of Parachute are so close in proximity.

The board of directors tasked Mr. Rippy and Mr. McArthur to draft a MOU for the board to review.

FIRE MITIGATION PRESENTATION-GVFPD

Chris and Adam from the Grand Valley Fire Protection District gave a slide presentation regarding fire mitigation.

APPROVAL OF MINUTES

A motion was made by Director Grove and seconded by Director McCurdy to approve the July 15, 2014 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director McCurdy and seconded by Director Grove to approve the July 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: See attached report.

Parks/Open Space/Trails Committee: No meeting.

Planning Committee: No meeting. Don Gray stated the next meeting will be scheduled for early October.

Public & Community Relations Committee: See attached report.

A motion was made by Director Shepherd and seconded by Director Grove to spend up to \$4,000 with Hill Aevium Brand Evolution to enhance our Facebook page, You Tube account and Google+. The motion carried with Directors Arrington and McCurdy opposed.

A motion was made by Director McCurdy and seconded by Director Short to donate \$750 for the 4th Annual Community Classic Golf Tournament. The motion carried unanimously.

Public Works Committee: No meeting.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

DEVELOPER REPORT

Declarant Schmela reported that there has not been a change in the surface use agreement with URSA.

Declarant Schmela reported that the GVFPD has been working on fire mitigation work with the Battlement Mesa Company.

Declarant Gallegos introduced herself to the board by explaining that she has lived in Battlement Mesa for 23 years. She worked for Wells Fargo for over 20 years and has been working for Battlement Mesa Company since October 2013 in residential and commercial leasing. Declarant Gallegos was previously a board member for the Parachute/Battlement Mesa Chamber of Commerce and the Parachute/Battlement Mesa Relay for Life board. She is currently a Parachute/Battlement Mesa Park & Recreation District board member.

NEW BUSINESS**KSUN Community Radio**

A motion was made by Director Grove and seconded by Director Shepherd to donate \$1,000 to the KSUN Community Radio and consider budgeting \$1,000 in 2015 and 2016. The motion carried unanimously.

OLD BUSINESS

Director McCurdy asked if the Fairway Villas would be electing a new director.

Director Lammey reported that the residents are aware they have no director for their village, but most of the residents in this subdivision live out of state.

OTHER BUSINESS

Director Grove stated that a RFTA bus runs from Rifle to Aspen daily and she was wondering if the bus would come to Parachute/Battlement Mesa.

Declarant Schmela stated that there was a study completed about 5 years ago by Garfield County regarding the bus schedule. The study found there were not enough interested parties in Parachute/Battlement Mesa to warrant a bus stop here.

The meeting was suspended at 11:00 am.

The meeting reconvened at 11:10 am.

HEARINGS**90 W Bonanza Place**

A motion was made by Director Short and seconded by Director Grove to give the owners of 90 W Bonanza Place until August 31, 2014 to remove all the dead trees, remove the weeds and grass from the rock areas and mow the yard so it remains under 6". If the work isn't completed by August 31, 2014 on September 1, 2014 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried with Director Lammey abstaining.

102 Sagemont Circle

A motion was made by Director Short and seconded by Director Grove to give the owners of 102 Sagemont Circle until August 31, 2014 to remove all the dead trees, remove the weeds and grass from the rock areas and water and mow the yard so it remains under 6". If the work isn't completed by August 31, 2014 on September 1, 2014 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried with Director Lammey abstaining.

46 Lupine Lane

A motion was made by Director Short and seconded by Director Grove to give the owners of 46 Lupine Lane until August 31, 2014 to remove the weeds and grass from the rock areas and water and mow the yard so it remains under 6". If the work isn't completed by August 31, 2014 on September 1, 2014 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried with Director Lammey abstaining.

22 Eagle Ridge Drive

A motion was made by Director Short and seconded by Director Grove to give the owners of 22 Eagle Ridge Drive until August 31, 2014 to remove the weeds and grass from the rock areas and water and mow the yard so it remains under 6". If the work isn't completed by August 31, 2014 on September 1, 2014 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried with Director Lammey abstaining.

124 Roan Creek Drive

A motion was made by Director Grove and seconded by Director Constine to leave all fines on the account. The motion carried with Director Lammey abstaining.

170 Queen City Circle

A motion was made by Director McCurdy and seconded by Director Grove to allow the owners until August 31, 2014 to remove the four dead trees in the back yard. If the work is not completed, on September 1, 2014 BMSA will hire a contractor to complete the work, double all charges accrued and charge the account at 170 Queen City Circle. The motion carried with Director Lammey abstaining.

45 W Bonanza Place

A motion was made by Director McCurdy and seconded by Director Grove to give the owners of 45 W Bonanza Place until August 31, 2014 to remove the weeds and grass from the rock areas and water and mow the yard so it remains under 6". If the work isn't completed by August 31, 2014 on September 1, 2014 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried with Director Lammey abstaining.

34 Cedar Circle

A motion was made by Director Grove and seconded by Director Constine to leave all fines on the account. The motion carried with Director Lammey abstaining.

187 Cedar Circle

A motion was made by Director Short and seconded by Director Grove to allow the owners until August 31, 2014 to remove the the weeds and grass from the rock areas and mow the yard. If the work is not completed, on September 1, 2014 BMSA will hire a contractor to complete the work, double all charges accrued and charge the account at 187 Cedar Circle. The motion carried with Director Lammey abstaining.

ADJOURNMENT

The meeting adjourned at 11:52am.

MEMORANDUM

TO: BMSA Board of Directors

FROM: Dave Devanney, BCC Co-Chair
Doug Saxton, BCC Director

DATE: August 19, 2014

SUBJECT: Update on meetings with Ursa and drilling plans in the PUD

In June we came before you to request your support of our efforts to ask Ursa to take two simple steps to help protect the residents of BM and further mitigate the impacts of their drilling in our community. And we appreciate your support of our efforts.

While those steps were not recommended by the county or agreed to by Ursa, we feel our actions had some positive impact. The temporary above ground pipeline to the injection well has now been completed and a reduction of the heavy truck traffic along Stone Quarry Road should soon be realized. Furthermore, we have been contacted by a scientist from Colorado Mesa University (CMU) in Grand Junction and are currently in the process of having a seismometer located in our general area so that any seismic activity can be more accurately detected and a potential source more readily determined.

We plan to continue our regular monthly meetings with Ursa representatives as we have done since June of 2013. At the most recent meeting with them, we learned more details of their current drilling plans for our area and we'd like to share some of them with you today.

First, we are very concerned by the potential impacts of the two well-pads that will be located very near to our golf course. Those are the 'L' and 'M' pads. The 'L' pad is to be located adjacent to the driving range and the 'M' pad will be adjacent to the green of the 6th hole and next to Battlement Parkway.

These well-pads will not only be at the very core of Battlement Mesa but in plain sight of the most iconic and visible feature of our community. We feel that those well-pads, when developed, will have a profound and lasting negative impact on our community in general and the golf course in particular. Further, with access to them from Battlement Parkway, it is likely that the impacts to traffic on the most travelled road in our community will be severe and significant.

Therefore, we are planning to request that Ursa remove those two well-pads from their drilling plan. It would be helpful to have the support of the BMSA board as well. We plan to keep you informed of our progress on a regular basis.

Attached you will find more details of the current Ursa drilling plan. An area map showing proposed locations is also available for viewing. We will be available to answer questions at the break or after the meeting.

CURRENT URSA DRILLING PLAN
AUGUST, 2014

SPEAKMAN A PAD – 16 wells in production; final occupation will be this year-end
INJECTION WELL – all permits in place; to be in use by Sept. 1st

MONUMENT RIDGE PAD – 12 wells in production; two more occupations planned for next year with one horizontal well included

WATSON RANCH PAD – 12 NG wells in production; some storage

TOMPKINS PAD 'T' (off road to Morrisania Mesa, outside PUD) – construction beginning in October; begin drilling in February

B&V PAD (Parachute, behind HIE) – original plan to develop 20 wells with five occupations beginning in October has been delayed

Surface Use Agreement (SUA) –negotiating with BMC; possibly eliminate the 'Parks & Rec' well-pad; size of 'L' to be increased and moved closer to homes; 'M' could possibly not be as far below ground-level.

An update from Eric Schmela would be informative.

Special Use Permit (SUP) – pre-application meeting with county planners tentatively planned for September 11th; they are planning for three phases of NG development currently inside the PUD.

Phase 1 – well-pads 'B' and 'D' will be developed; expect to begin in June, 2015

'B' – 28 wells with one injection well and three occupations

'D' – 18 wells and two occupations

Phase 2 – well-pads 'L', 'M' and 'STR'; pad 'F' will be developed as a water storage site to include tanks, pumps and pipelines for movement of produced water to and from well-pads; also field office and storage

'L' – 29 wells with two horizontal (Niobrara) and six occupations

'M' – 18 wells and two occupations

'STR' – 27 wells with two horizontal (Niobrara) and five occupations

Phase 3 – well-pads ‘G’, ‘E’ and ‘A’

‘G’ – number of NG wells unknown with one injection well

‘E’ – number of NG wells unknown

‘A’ – number of NG wells unknown

Ursa plans to only use one drilling rig at a time inside the PUD.

All well-pads will have a ‘sound wall.’

Ursa plans to use the five year old Antero traffic study data.

Drilling rig used for most wells is smaller; rigs used for horizontal (Niobrara) wells will be larger.

BMSA Financial Committee

August 19, 2014 Report on Financial Documents

For July 2014

Operating Accounts

This report is for the first seven months of our year and the results continue to remain in a positive mode. Copies of the June 2014 financials documents have been submitted as usual to the Financial Committee and copies have been included in your packets. These have been reviewed and we do not find anything that is unusual or need further examination.

Common Assessments and Developer Assessments actuals exceeded the budget amounts. As similar to last month, Fines were substantially lower than budget. The Late Fees actuals are tracking similar to the budget. Miscellaneous Revenues continue to be higher than budget and reflect refunds from Holy Cross rebates and other miscellaneous items.

On the expense side Landscape Maintenance, Tree Trimming, Street Light Maintenance and Bad Debts exceed Budget amounts but are understandable and are balanced by the other items underrunning budgets. The bottom line shows revenues exceeding expenses by \$233,785 which is \$69,948 better than budgeted estimates.

Reserve Accounts

We also reviewed the Reserve Accounts invested with Edward Jones. Such funds continue to be used as planned and comply with state laws.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: July 2, 2014

Present: Thom Hamick, Lecia Hill, Keith Sheppleman, and Eric Short

Agenda

Meeting minutes from June 18, 2014 approved

No letters sent

Applications:

1. 51 Pine tree Place, Monument Creek Village
Owner: Dwayne Knudson
Request: Install basketball hoop on garage and install parking pad
Completion date: November 1, 2014
Action: Approved

2. 69 Dogwood Lane, Monument Creek Village
Owner: Jeremiah & April Carbajal
Request: Use existing gravel area as parking pad
Completion Date: Already complete
Action: Approved

3. 445 Battlement Creek Trail, Battlement Creek Village
Owner: James Reed
Request: Plant tree
Completion Date: June 20, 2014
Action: Approved

4. 43 Spruce Court, Monument Creek Village
Owner: Gary & Nancy Leonard
Request: Build storage shed
Completion Date: July
Action: Denied. Shed would be taller than 8 feet

5. 265 Roan Creek Drive, Battlement Creek Village
Owner: Tom Noel
Request: Install solar system
Completion Date: September 30, 2014
Action: Approved

Report Period: July 2014

Covenant Protection Violation Report

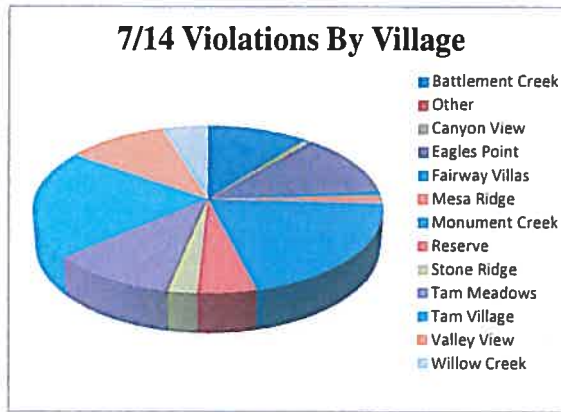
Report Prepared By: Keith Lammy

Jul-14

Violations YTD 747

Violations This Mo. 124

	Monthly Violations By Village	% of Total Violations
Battlement Creek	13	10%
Other	0	0%
Canyon View	1	1%
Eagles Point	15	12%
Fairway Villas	1	1%
Mesa Ridge	2	2%
Monument Creek	25	20%
Reserve	6	5%
Stone Ridge	3	2%
Tam Meadows	13	10%
Tam Village	26	21%
Valley View	13	10%
Willow Creek	6	5%



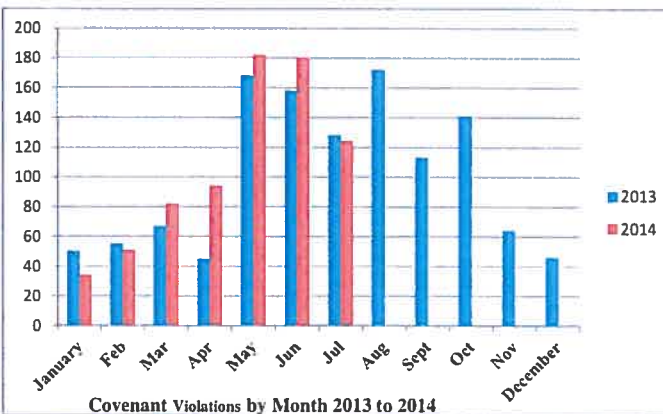
124	100%
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	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	4	3%
Maintenance	42	34%
Lot Maintenance	5	4%
Arch Approval	1	1%
Pets	2	2%
Signs	3	2%
Trash	14	11%
Unsignliness	4	3%
Vehicle	46	37%
Sight Lines	1	1%



122	98%
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	2013	2014
January	50	34
Feb	55	51
Mar	67	82
Apr	45	94
May	168	182
Jun	158	180
Jul	128	124
Aug	172	
Sept	113	
Oct	141	
Nov	64	
December	46	



1207	747
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Report Date:		House No Street			Village		Type		Description of Violation
Date	House No	Street	Village	Type	Description of Violation				
7/13/2014	151	Battlement Creek Trl	Battlement Creek	Unsigniliness	9:15am-Pallets by garage.				
7/31/2014	151	Battlement Creek Trl	Battlement Creek	Vehicle	3:24pm-Trailer parked on driveway. No letter sent.				
7/31/2014	177	Battlement Creek Trl	Battlement Creek	Vehicle	3:24pm-Travel trailer parked on driveway. No letter sent.				
7/13/2014	313	Battlement Creek Trl	Battlement Creek	Vehicle	9:04am-Trailer parked on driveway. No letter sent.				
7/24/2014	332	Battlement Creek Trl	Battlement Creek	Vehicle	3:30pm-Cargo trailer parked on driveway.				
7/31/2014	332	Battlement Creek Trl	Battlement Creek	Vehicle					
7/24/2014	379	Battlement Creek Trl	Battlement Creek	Vehicle					
7/31/2014	421	Battlement Creek Trl	Battlement Creek	Vehicle	3:31pm-Travel trailer parked on driveway. No letter sent.				
7/13/2014	634	Battlement Creek Trl	Battlement Creek	Illegal Sign	9:08am-Lowes Installation sign.				
7/13/2014	124	Roan Creek Dr	Battlement Creek	Maintenance of Property	9:12am-Weeds in the rock areas.				
7/13/2014	156	Roan Creek Dr	Battlement Creek	Vehicle	9:13am-RV parked at property. No letter sent.				
7/31/2014	192	Roan Creek Dr	Battlement Creek	Vehicle	3:35pm-Pop-up camper parked on driveway. No letter sent.				
7/3/2014	290	Roan Creek Dr	Battlement Creek	Vehicle					
7/13/2014	116	Limberpine Cir	Canyon View	Overnight Parking	8:23am-Ford F250 and cargo trailer parked on street.				
7/13/2014	22	Eagle Ridge Dr	Eagle's Point	Maintenance of Property	9:19am-Yard is dead and weeds in the rock areas.				
7/24/2014	22	Eagle Ridge Dr	Eagle's Point	Maintenance of Property					
7/3/2014	107	Eagle Ridge Dr	Eagle's Point	Vehicle	9:29am-truck parked in the back yard.				
7/13/2014	107	Eagle Ridge Dr	Eagle's Point	Vehicle	3:50pm-Toyota Truck parked on rocks.				
7/31/2014	128	Eagle Ridge Dr	Eagle's Point	Side Yard	9:29am-Need to mow full lot.				
7/13/2014	177	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	9:24am-Lot mowed but trees and rabbit brush not removed and hanging over the curb.				
7/13/2014	226	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	9:27am-Need to mow full lot.				
7/13/2014	254	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	9:26am-Need to mow full lot.				
7/13/2014	310	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	9:20am-Lot was mowed but 7 trees and rabbit brush not removed.				
7/13/2014	35	Talon Trl	Eagle's Point	Lot Maintenance	9:23am-RGS Energy sign in front yard.				
7/13/2014	89	Talon Trl	Eagle's Point	Illegal Sign	9:22am-Vehicle parked in side yard.				
7/13/2014	104	Talon Trl	Eagle's Point	Side Yard	3:57pm-Black Dodge truck parked on the rocks.				
7/31/2014	140	Talon Trl	Eagle's Point	Side Yard	3:57pm-Trash cart out.				
7/31/2014	140	Talon Trl	Eagle's Point	Trash	3:57pm-4-8 cinder blocks by driveway in the rocks covered with driftwood.				
7/31/2014	140	Talon Trl	Eagle's Point	Unsigniliness					
7/18/2014	232	S Ridge Ct	Mesa Ridge	Oversized Vehicle					
7/9/2014	24	W Ridge Ct	Mesa Ridge	Vehicle					

7/31/2014	15	Aspen Way	Monument Creek	Abandoned Vehicle	1:57pm-Partially assembled VW Beetle covered with a tarp.
7/3/2014	53	Aspen Way	Monument Creek	Maintenance of Prop	
7/9/2014	53	Aspen Way	Monument Creek	Maintenance of Property	
7/13/2014	12	Cactus Ct	Monument Creek	Vehicle	7:59am-Trailer parked on driveway. No letter sent.
7/24/2014	22	Columbine Ln	Monument Creek	Maintenance of Property	
7/13/2014	112	Columbine Ln	Monument Creek	Vehicle	7:57am-Boat parked on driveway. No letter sent.
7/13/2014	80	Dogwood Ln	Monument Creek	Maintenance of Property	8:09am-Lawn is dead.
7/13/2014	37	Hackberry Ln	Monument Creek	Vehicle	7:51am-4 door Dodge with trailer parked in front of this address. No letter sent.
7/24/2014	57	Hawthorne Way	Monument Creek	Maintenance of Property	
7/31/2014	57	Hawthorne Way	Monument Creek	Maintenance of Property	2:33pm-Weeds in the rocks and the lawn is dead.
7/13/2014	57	Hawthorne Way	Monument Creek	Signs	8:06am-Yard sale signs displayed.
7/24/2014	57	Hawthorne Way	Monument Creek	Trash	
7/13/2014	16	Holly Way	Monument Creek	Vehicle	7:55am-Trailer parked at property.
7/3/2014	46	Lupine Ln	Monument Creek	Maintenance of Prop	
7/9/2014	46	Lupine Ln	Monument Creek	Maintenance of Property	
7/13/2014	55	Lupine Ln	Monument Creek	Abandoned Vehicle	8:03am-Toyota truck tags expired February 2014.
7/13/2014	118	Ponderosa Cir	Monument Creek	Maintenance of Property	8:01am-Lawn is dead and weeds in the rocks.
7/24/2014	118	Ponderosa Cir	Monument Creek	Maintenance of Property	
7/24/2014	41	Rosewood Way	Monument Creek	Maintenance of Property	
7/13/2014	102	Sagemont Cir	Monument Creek	Maintenance of Property	7:48am-Lawn is dead, tree is dead, gate is broken on fence.
7/24/2014	102	Sagemont Cir	Monument Creek	Maintenance of Property	
7/13/2014	187	Sagemont Cir	Monument Creek	Maintenance of Property	7:54am-Lawn is full of weeds and dying.
7/13/2014	40	Spruce Ct	Monument Creek	Vehicle	7:49am-Trailer parked on driveway. No letter sent.

7/31/2014	24	Wintergreen Way	Monument Creek	Side Yard	2:36pm-Vehicle parked in the rocks. 2:36pm-Travel trailer parked in the rocks to the right of the driveway. No letter sent.
7/31/2014	24	Wintergreen Way	Monument Creek	Vehicle	
7/13/2014	188	Lodgepole Cir	Stone Ridge	Side Yard	8:18am-Vehicle parked in gravel.
7/13/2014	337	Lodgepole Cir	Stone Ridge	Maintenance of Property	8:20am-Dead tree in the front yard.
7/13/2014	443	Lodgepole Cir	Stone Ridge	Vehicle	8:20am-2 RV's and a boat parked at property. No letter sent.
7/31/2014	36	Baker Hill Pl	Tamarisk Meadows	Trash	1:29pm-Trash cart out.
7/13/2014	17	Black Sulphur Pl	Tamarisk Meadows	Vehicle	7:34am-RV parked on the street.
7/13/2014	56	Black Sulphur Pl	Tamarisk Meadows	Trash	7:33am-Trash cart out.
7/13/2014	29	Goldfield Ct	Tamarisk Meadows	Maintenance of Property	7:42am-Dead tree.
7/31/2014	29	Goldfield Ct	Tamarisk Meadows	Maintenance of Property	1:35pm-Dead tree to the left of the driveway.
7/13/2014	59	Goldfield Ct	Tamarisk Meadows	Maintenance of Property	7:41 am-Dead tree to the left of the driveway and weeds in the rocks to the right of the driveway.
7/11/2014	26	Little Phoenix Way	Tamarisk Meadows	Pets	
7/13/2014	121	Mineral Springs Cir	Tamarisk Meadows	Vehicle	7:40am-Trailer parked on driveway. No letter sent.
7/24/2014	121	Mineral Springs Cir	Tamarisk Meadows	Vehicle	
7/13/2014	194	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	7:39am-Rock areas full of weeds and garage door trim needs painting.
7/13/2014	243	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	7:37am-Yard is dying.
7/31/2014	264	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	1:26pm-Lawn is dying and paint peeling around garage door.
7/13/2014	362	Mineral Springs Cir	Tamarisk Meadows	Vehicle	7:35am-Large boat parked on driveway. No letter sent.
7/13/2014	34	Cedar Cir	Tamarisk Village	Maintenance of Property	7:28am-Weeds in the rock areas.
7/31/2014	34	Cedar Cir	Tamarisk Village	Maintenance of Property	1:17pm-Weeds in the rocks to the left of the driveway and along sidewalk and garage.
7/13/2014	34	Cedar Cir	Tamarisk Village	Vehicle	7:28am-Trailer parked on driveway.
7/18/2014	163	Cedar Cir	Tamarisk Village	Pets	
7/13/2014	187	Cedar Cir	Tamarisk Village	Maintenance of Property	7:26am-Grass is very tall and weeds in the rock areas.
7/24/2014	187	Cedar Cir	Tamarisk Village	Maintenance of Property	
7/31/2014	23	E Bonanza Pl	Tamarisk Village	Maintenance of Property	1:10pm-Weeds in the rocks and lawn is very tall.
7/31/2014	71	E Bonanza Pl	Tamarisk Village	Trash	1:09pm-Trash cart out.

7/31/2014	72 E Tamarack Cir	Tamarisk Village	Maintenance of Property	12:57pm-Lawn is very tall and has dandelions, weeds in the rocks to the left of the garage.
7/31/2014	95 E Tamarack Cir	Tamarisk Village	Trash	12:59pm-Trash cart out.
7/13/2014	96 E Tamarack Cir	Tamarisk Village	Vehicle	7:17am-Large RV parked on street. No letter sent.
7/31/2014	164 E Tamarack Cir	Tamarisk Village	Unsignaliness	1:01pm-Coach at the street.
7/31/2014	186 E Tamarack Cir	Tamarisk Village	Trash	1:08pm-Trash cart out.
7/13/2014	216 E Tamarack Cir	Tamarisk Village	Trash	7:19am-Trash cart out.
7/13/2014	228 E Tamarack Cir	Tamarisk Village	Vehicle	7:20am-Trailer with ATV's parked on street.
7/13/2014	308 E Tamarack Cir	Tamarisk Village	Vehicle	7:21am-Trailer parked on driveway. No letter sent.
7/13/2014	70 Queen City Cir	Tamarisk Village	Vehicle	7:30am-RV parked at property. No letter sent.
7/13/2014	77 Queen City Cir	Tamarisk Village	Vehicle	7:38am-Trailer with 2 wave runners parked in gravel.
7/13/2014	102 Queen City Cir	Tamarisk Village	Maintenance of Property	7:31am-Weeds in the rock areas to the left of the driveway.
7/31/2014	11 W Bonanza Pl	Tamarisk Village	Abandoned Vehicle	1:12pm-Truck CO tags 283-TAX expired 02/10.
7/9/2014	45 W Bonanza Pl	Tamarisk Village	Maintenance of Property	Bank/contractor has chemically treated this yard so the grass would die.
7/24/2014	45 W Bonanza Pl	Tamarisk Village	Maintenance of Property	
7/13/2014	90 W Bonanza Pl	Tamarisk Village	Maintenance of Property	7:24am-Grass is very tall and there is a dead tree in the front and back yards.
7/24/2014	90 W Bonanza Pl	Tamarisk Village	Maintenance of Property	
7/31/2014	22 W Tamarack Cir	Tamarisk Village	Architectural Approval	1:08pm-Large cross displayed by back fence. Can be seen from Stone Quarry Road.
7/13/2014	98 W Tamarack Cir	Tamarisk Village	Vehicle	7:21am-Trailer parked on driveway. No letter sent.
7/13/2014	62 Hogan Cir	The Fairways	Vehicle	8:50am-RV parked in the alley behind the house. No letter sent.
7/13/2014	318 Meadow Creek Dr	The Reserve	Vehicle	9:01am-Trailer parked on driveway. No letter sent.
7/31/2014	318 Meadow Creek Dr	The Reserve	Vehicle	3:30pm-Truck pulling trailer with water crafts parked on driveway. No letter sent.
7/31/2014	511 Meadow Creek Dr	The Reserve	Vehicle	3:30pm-RV parked on driveway. No letter sent.
7/13/2014	15 Valley View Pl	The Reserve	Maintenance of Property	8:58am-Weeds in the rock areas and large natural area needs to be cut back from the curb.
7/13/2014	37 Valley View Pl	The Reserve	Maintenance of Property	8:58am-Weeds in the rock areas.
7/31/2014	37 Valley View Pl	The Reserve	Maintenance of Property	3:27pm-Weeds in the rocks to the left rear of the property.
7/13/2014	81 Angelica Cir	Valley View	Trash	8:31am-Trash cart out.
7/24/2014	81 Angelica Cir	Valley View	Trash	

7/31/2014	111	Angelica Cir	Valley View	Trash	3:08pm-Trash cart out.
7/31/2014	113	Angelica Cir	Valley View	Trash	3:08pm-Trash cart out.
7/13/2014	172	Cliff View Cir	Valley View	Vehicle	8:38am-Cargo trailer parked on driveway. No letter sent.
7/31/2014	172	Cliff View Cir	Valley View	Vehicle	3:11pm-Small utility trailer parked at property. No letter sent.
7/13/2014	218	Cliff View Cir	Valley View	Trash	8:37am-Trash cart out.
7/13/2014	218	Cliff View Cir	Valley View	Unsigniliness	8:37am-2 tool boxes on the side of the garage.
7/13/2014	50	Cliff View Ct	Valley View	Vehicle	8:34am-Boat parked on driveway.
7/31/2014	50	Cliff View Ct	Valley View	Vehicle	3:12pm-Boat parked on driveway.
7/3/2014	14	Cliff View Ln	Valley View	Maintenance of Prop	
7/24/2014	10	Jessica Ln	Valley View	Trash	
7/18/2014	10	Jessica Ln	Valley View	Vehicle	
7/13/2014	41	Green Mesa Pl	Willow Creek	Maintenance of Property	8:42am-Dead tree in front yard.
7/13/2014	49	Ridge View Pl	Willow Creek	Vehicle	8:48am-Trailer parked on street. No letter sent.
7/3/2014	76	Ridge View Pl	Willow Creek	Sight Lines	
7/13/2014	87	River View Pl	Willow Creek	Maintenance of Property	8:43am-Dead tree the left of the property.
7/31/2014	38	Willow Creek Ct	Willow Creek	Abandoned Vehicle	3:18pm-Ford Bronco CO tags 056-UXP Exp 10/13.
7/13/2014	219	Willow Creek Trl	Willow Creek	Maintenance of Property	8:44am-Yard is dead.

Amie Martin

From: Charles Hall <cdhall149@gmail.com>
Sent: Monday, July 14, 2014 10:49 PM
To: Amie Martin
Cc: Bernita Grove; Bob Arrington; Brad Hoy; Eric Schmela; Eric Short; Greg Davidson; Jason Fletcher; Jeff Hill; John Constine; John Shepherd; Keith Lammey; Keith Sheppelman; Laurel Koning; Sara McCurdy; Steve Rippy
Subject: Comments made by Oil and Gas Committee at Public Hearing on the Ursa Injection Well

Garfield County

Board of County Commissioners

July 14, 2014

Small Injection Well at approximately 5242 County Road 300.

- Chuck Hall
 - I am from the Battlement Mesa community, an unincorporated 3,200 acre planned unit development, (PUD).
 - The **Battlement Mesa Service Association, (BMSA)**, is Battlement Mesa's "city government." The BMSA, a Colorado non-profit corporation, is a self-governing homeowners association. The BMSA is the community's governing body.
 - BMSA is supported by several committees. I have included information about one of these committees:
 - I am Chairman of the Oil and Gas Committee.
 - The Committee's purpose is to monitor and report on energy issues affecting the Battlement Mesa Planned Unit Development (PUD) and / or energy issues outside the PUD if those issues could affect the health and welfare of Battlement Mesa residents. Additionally, provide a communication outlet between the energy industry, Energy Advisory Board, Local Government Designee and the BMSA.
 - Primary Responsibilities:
 - Review and monitor oil, gas and other mineral extraction activities in the Battlement Mesa area and report to the BMSA Board of Directors.
 - When necessary, meet with energy companies to gather information about their activities and / or communicate concerns.
 - *Make every attempt to achieve the desired outcome by negotiation rather than confrontation on issues involving energy companies.*

- From time to time, hold informational gatherings with the mineral extraction industry, BMSA Board of Directors and community members.
- In regard to the URSA proposed injection well:
 - At the request of the Battlement Concerned Citizens (BCC) the BMSA Board of Directors has submitted a letter to the Garfield County Board of County Commissioners in support of the two conditions:
 - The first condition is to require the operator of the injection well to cease pumping if there is a 2.0 or higher seismic activity within 1 mile radius of the well.
 - The second condition is to require a pipeline be installed, within 60 days of the permit date, to carry the processing fluids instead of using trucks.
 - Since the Oil & Gas Committee reports to the BMSA Board of Directors we understand this position. Additional discussion may have been beneficial to understand information about the COGCC Injection well permit review process, geologic formations in the injection well area, and the ability of organizations to monitor earthquakes. This additional discussion may have modified the letter.
 - URSA to date has been a responsive energy company since they became responsible for energy activities around, under from outside and in the future within the PUD. They have kept the community informed through semi-annual meetings; meetings with committees; answering question and concerns; and preparing briefings and tours for community members to keep them informed about URSA activities and methods.
 - The Oil & Gas Committee of the BMSA feels that we can achieve our desired outcome with URSA by negotiation on all issues for Battlement Mesa Residents.



**Public and Community Relations
Committee Meeting Update
August 19, 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. For some strange reason the Analytics report didn't run on August 1st and VistaWorks is still working to fix the problem, thus no July data is currently available.
- Newsletter Our newsletter distribution list stands at 542 up 5. Please encourage people to sign up for this newsletter. (Top of the Home page of website). 45.9% of the July newsletters were open; down from the prior issues 49.2%.
- Showcase Positive Lifestyle We will not be able to publish a 2014 Insiders' Guide due to the loss of our publishing partner, (Grand Valley Echo). We will continue to explore alternatives and would welcome any suggestions.
- Facebook Our Facebook "friend" list has grown to 208 (up 1) 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. A work session was held July 10, 2014 in Rifle where revisions were made to the text and photos that will be used for the Parachute / Battlement Mesa Gateway Interpretive Sign. We are waiting for the Graphic Artist to provide an updated version for our review.
- Marketing and Promotion. A proposal from Hill Aevium to assist Battlement Mesa in our marketing and promotion efforts is attached to this report. The report will be discussed at the meeting. We will be asking for BMSA funding to initiate some of the ideas described in this report.

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. **We have obtained a bid for the cost of upgrading our website to accommodate mobile devices. It is our intent to ask the board to include the expense in the 2015 budget.**
- Continue to enhance our Facebook page with more content of interest to our "friends" and "followers."
- If possible, find a new publisher for the 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



**BMSA Board of Directors Meeting
August 19, 2014
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: July 15, 2014
Attended by: Keith Lammey
Next Meeting: August 19, 2014**

Overview:

The AGNC last met on July 15, 2014 in Hayden, Colorado. The meeting was held at the Hayden Airport and was well attended. The August meeting will be held in Grand Junction, Colorado on August 19th. Since the meeting conflicts with the August BMSA meeting, I will not attend. The final agenda of the August meeting has not yet been published.

The AGNC has been very proactive in the last two months in an effort to assure that if Bill Barrett Corp. and the BLM reach an agreement wherein Bill Barrett Corp. gives up their leases on the top of the Roan Plateau and the Federal Government refunds the previously paid lease funds totaling an estimated \$28 million, that the State will not "claw back" these funds from the municipalities which received these funds years ago. Several articles and two letters which are part of this report fully describe this concern and the impact that it would have on the local communities.

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

The Colorado Dream

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July 22, 2014

Dear AGNC members,

As your Executive Director, I would like to provide you an update in regards to the Roan Plateau settlement discussions, to the extent we are aware of them. As you know, several conservation groups had filed lawsuits against the current holder of the leases on top of the plateau, Bill Barrett Corporation (“Barrett”), citing environmental concerns over drilling and developing the natural gas resources there. Barrett has since entered into settlement negotiations with the litigants at the invitation of the Bureau of Land Management, in an effort to receive the go-ahead to develop at least some of these leases. These negotiations were entered into in secrecy, and without the knowledge or participation of the local governments, who will be most impacted by this.

Barrett has evidently entered into a settlement agreement in which they will surrender some of the leases back to the federal government, in return for a full refund of those leases. Because of the way Federal Mineral Lease (FML) money is distributed, the federal government will be looking to recover 49% of the refunded monies from the State of Colorado, who in turn will look to the local communities to backfill their liability. These leases that Barrett seeks to relinquish would trigger a repayment from the federal and state governments, who would presumably recoup those funds by clawing back future FML and royalty payments, in the case of the federal government, and future direct distributions and Local Government Permanent Fund allocations in regards to the state government.

It has been the position of AGNC that the local communities need to be held harmless in the event of such an outcome; in other words, we reject the notion that the federal and state governments should recover this money by clawing back from local governments who received distributions from the lease sale, either directly, or by withholding portions of future FML and royalty payments, or by taking from the state General Fund money that would otherwise go to the local governments, and which belong to local governments.

I do not believe that any settlement which requires the withholding of future FML funds and Royalties, or direct state distributions as a means of financing the repayment of Barrett for whatever leases are vacated is fair or proper. The local communities are the most innocent parties in this matter, and should not have to pay for Barrett’s poor business decisions, caused by their miscalculated risk.

Barrett went into this with their eyes open; they fully knew the risks that are inherent in trying to develop on federal lands. They were fully aware when they purchased these leases that their development proposal would be subject to thorough environmental review, and that it was not only possible, but likely, that they would be sued. As Barrett's Duane Zavadil said, as reported in the Denver Post in 2009, "We knew there was litigation, and we intend to vigorously pursue a settlement." The Post article goes on to say, "The price of the leases reflect the situation's uncertainty, said Zavadil. 'There are varying degrees of risk — geological risk, regulatory risk, legal risk — and we are prepared to deal with that,' Zavadil said." They calculated this risk when they made their offer price, and as it turns out they miscalculated. The local communities should not be the ones taking the financial hit for this miscalculation.

Simply stated, Barrett is attempting to shift risk that they took onto the shoulders of the local communities. It allows Barrett to come away unscathed, while we pick up the tab, and that is fundamentally unfair.

This should be on their shoulders, not the local governments who received funding from the lease sale in good faith, and used it to mitigate some of the impacts that development on the Roan would bring. And it should certainly not be up to us to repay Barrett for their miscalculation of risk out of future distributions to which we are rightfully entitled.

The local communities are the ones who are being most impacted by this settlement, and yet we were not even offered a seat at the table. It is important that AGNC continue to push back against the corporate interests that would transfer their risk onto you, the local governments.

Sincerely,

Scott McInnis
Executive Director, AGNC

Governor eyes Roan lease fight

By Dennis Webb

Tuesday, August 12, 2014

A legislative solution supported by the administration of Gov. John Hickenlooper could resolve concern about the potential local cost of a proposed legal settlement over oil and gas leases on the Roan Plateau.

The solution would address the desire of Associated Governments of Northwest Colorado that local governments not be held financially liable for reimbursement of any federal leases canceled under a settlement.

Henry Sobanet, Hickenlooper's director of the Office of State Planning and Budgeting, indicated last week in a letter to state Rep. Bob Rankin, R-Carbondale, that preventing such liability would require a change in law, something the administration would support. And Rankin told Garfield County commissioners Monday that he probably will sponsor such legislation, and work to shepherd it through the legislature's Joint Budget Committee, on which he serves.

"I'm optimistic. I certainly don't think it's a done deal," he said.

The legislation would pertain to efforts to settle a lawsuit by conservationists over the Bureau of Land Management plan leading to the 2008 leasing of about 55,000 acres on the plateau west of Rifle. A judge in 2012 ruled against the BLM on aspects of that plan, which the BLM is now redoing.

The settlement reportedly would result in Bill Barrett Corp. giving up some of its leases on the plateau top, which conservationists want protected from drilling. Vantage Energy acquired those and nearby leases for \$57.6 million, and BBC later acquired a 90 percent interest in them for \$60 million.

Colorado received \$28 million in federal mineral lease revenues from the Vantage leases, and under the proposed settlement would repay revenues through a reduction in future mineral lease distributions.

The state shares some federal mineral lease revenues with local governments, and AGNC has objected to the possibility of its members losing out on some future lease distributions under a settlement.

Another concern of local governments is that federal mineral lease revenues intended for energy-impacted communities were instead used by the state during the Great Recession to help balance its budget, and diminishing future revenues would serve as what's being called a "double hit" for these communities.

"We agree," Sobanet wrote. "... We do not believe a 'double hit' to these revenue streams would be appropriate policy."

He added that the Hickenlooper administration supports a settlement that would allow development of some of the Roan leases while protecting other parts of the Roan Plateau. But for the state to commit money from a source such as the general fund so the flow of federal mineral lease revenues to local governments isn't impacted would require a change in law, he said.

He wrote that if a settlement is reached and mineral lease dollars must be refunded, the administration would include in its budget proposal a plan to protect that flow of funds through the mineral lease revenue formula. And if Hickenlooper is re-elected in November, his administration "will actively support passage of such a plan," Sobanet wrote.

Rankin told Garfield commissioners the administration is optimistic about the chances of such a measure passing. He said the outcome potentially could differ depending on the election, "but I think we're OK either way."

Hickenlooper faces Republican nominee Bob Beauprez in that election.

Rankin plans to return to Garfield commissioners later to seek their formal support for the proposal.

"I think it's the best we could do. I think it's a really good outcome to have it going forward as part of the budget plan," he said.

He said the proposed settlement is far better than a cancellation of all the Roan leases, which would require paying back twice as much money. Under the settlement, development of leases below the rim could occur, resulting in revenues that would be shared with Colorado and local governments.

"Where we can support a negotiated outcome, I think we should," he said.

Garfield Commissioner Mike Samson, who also is chairman of AGNC, said he applauds the effort being undertaken after AGNC expressed its desire for local governments to be held financially harmless in any settlement.

"I'm actually astonished at the outcome," said fellow Garfield Commissioner Tom Jankovsky, who said he thinks the budget proposal should satisfy AGNC's concerns.

He said he hopes the settlement that is emerging in the case of the Roan is an example that might be followed in the case of the Thompson Divide west of Carbondale, where efforts also are underway to try to protect from drilling areas that are under lease.

Gov.: Roan deal won't hit local governments

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A possible settlement in a federal lawsuit regarding disputed oil and gas leases on the Roan Plateau, pictured here looking north from the Rifle area during a fly-over sponsored by EcoFlight last summer, could allow drilling at the base but protect much of the top area.

A proposed settlement that could free up some oil and gas leases within the Roan Plateau study area for drilling and do away with others should not come at the expense of future mineral lease payments to local governments, Gov. John Hickenlooper has pledged.

"The Hickenlooper administration believes a settlement that allows some energy development to proceed while protecting other areas of the Roan Plateau is in the interest of all parties," Henry Sobanet, director of Hickenlooper's Office of State Planning and Budgeting, wrote in a Friday letter addressed to state Rep. Bob Rankin.

Rankin, R-Carbondale, has been working with the governor's office on a deal to prevent future federal mineral lease dollars from being withheld from local entities in order to refund about \$28 million in "bonus" payments to Bill Barrett Corp. if the settlement goes forward.

The proposed settlement involving Barrett, environmental groups and the federal government has been touted as a potential "win-win" by those involved.

The exception has been local governments, including Garfield County and other members of the Associated Governments of Northwest Colorado, which have asked that they be held harmless in the deal.

Of particular concern is the state's practice of withholding future federal mineral lease (FML) dollars, including royalties from producing wells, that would normally be distributed to local governments to help pay for impacts from energy development, instead of asking those entities to refund money that has already been paid out.

If it goes forward, the deal could end several years of litigation over natural gas drilling on the Roan Plateau northwest of Rifle, where the U.S. Bureau of Land Management has reopened the federal environmental impact review that led to leases being issued in 2008.

Under the proposed settlement, Barrett would be reimbursed for giving up some its federal leases in the more pristine areas atop the Roan Plateau.

In exchange, Barrett and other lease holders would be allowed to develop less-controversial leases, including several at the base of the Roan in areas that already have active gas wells.

"I think it's important that we do get behind this, if in fact we think it's a good deal going forward," Rankin advised Garfield County commissioners Monday while presenting the state's letter.

However, it will require a change in state law to commit general fund money or identify other revenue sources for such refunds. Rankin said he plans to carry a bill that would accomplish that in the next legislative session.

Rankin said the main concern has been that any further withholding of lease dollars would represent a "double hit" to local communities that already saw fewer dollars when the state decided to transfer FML funds to the general fund to help balance the budget during the recession.

"We agree," Sobanet's letter to Rankin stated. "We do not believe a 'double hit' to these revenue streams would be appropriate policy."

Rankin, who has been critical of the state's policy of paying out only 40 percent of FML dollars in direct distributions and grants to local governments and special mineral lease districts, said it's a positive step.

"It's something that has been on my mind since I got in the Legislature," said Rankin, who is running unopposed for re-election to a second term this fall. "I think [40 percent] violates state law, which says that money should go to the communities that are impacted."

Last week, the Garfield County commissioners heard strong words from Associated Governments Executive Director Scott McInnis opposing any settlement that could impact future lease payments to local governments.

Commissioner Tom Jankovsky said the governor's position "gives us a better idea" as to whether the county and local municipalities and special districts would in fact be held harmless if the Roan settlement is accepted.

"It looks like, with your support and the governor's support, we can get this done," he said in thanking Rankin for his work with state officials.

"We have a potential settlement that allows some drilling to start on the valley floor, and a little on top" of the Roan, Jankovsky said. "It is a win-win that gives the environmentalists some of the things they want and industry some of what it wants so that we can have some drilling activity again."

He said the negotiations involving the Roan could also provide a model for settlement of other disputed leases in areas such as the Thompson Divide and other U.S. Forest Service lands where leases are being reviewed by federal agencies.

In addition to reviewing the EIS and resource management plan that led to leasing on the Roan, the BLM is reviewing 65 leases on parts of the White River National Forest straddling the Garfield, Pitkin and Mesa county lines, including 25 within the controversial Thompson Divide region.

"In our resolution supporting the Thompson Divide Coalition, we did ask that they work together with the lease holders to reach some settlement," Jankovsky said. "It's happening on the Roan, and they are setting some precedent that the Thompson Divide could follow."



July 29, 2014

R. Scot Woodall, Chief Executive Officer and President
Duane Zavadil, Senior Vice President—EH&S, Regulatory and Government
Bill Barrett Corporation
1099 18th St., Ste. 2300
Denver, CO 80202

Re: Roan Plateau

Dear Mr. Zavadil,

On behalf of our member governments, the Associated Governments of Northwest Colorado requests details concerning the settlement deal reportedly made, or being made, between your company and the Plaintiffs in a lawsuit challenging your rights to develop oil and gas leases owned by you on the Roan Plateau.

This request is being made out of concern that several of our member county and municipal governments will be placed in the difficult and patently unfair position of having to pay for any refund that is made to your company by the federal government, for leases surrendered in the deal.

Before AGNC (whose members are key stakeholders) can make any informed decision regarding our position on the Roan Plateau, we believe we have a right to see the details of the arrangement that is being worked out, in lieu of actually having a seat at the negotiating table. We still firmly believe that, considering the financial risk that our communities are exposed to, the local governments should have been represented at these negotiations. But inasmuch as we were not, we still feel we have a right to know the potential funding path and its net financial effect to our communities.

As this is a time-sensitive issue, please forward us any and all pertinent details of an achieved or pending agreement forthwith.

Sincerely,

Mike Samson
Chairman, AGNC
Garfield County

Jeff Eskelson
Vice Chairman, AGNC
Rio Blanco County

Scott McInnis
Executive Director, AGNC

Manager Report

Date: August 19, 2014
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Tree Removals: A dead aspen tree was removed from the median in W. Battlement Parkway near the waterfall. Two dead ornamental trees and one spruce tree were removed from the median in S. Battlement Parkway near the Valley View entrance and a dead locust tree was removed along the Rainbow Trail right-of-way. In addition several cottonwood trees, along the trail near the drainage in Tamarisk Village, that were posing safety concerns have also been removed.

Street Light LED Retrofits: The street light LED retrofits scheduled for 2014 have now been completed. With the exception of a few odd fixture type lights all of the approximately 454 BMSA street lights throughout Battlement Mesa have now been retrofitted.

Open Space / R.O.W. Maintenance: The second mowing of the open space and third mowing of the right-of-ways began the week of August 4th. Weed spraying of the right-of-ways was completed the week of August 11th.

Maintenance Items: The steel pipe protective barriers that enclose several telephone boxes along the Battlement Parkway and Stone Quarry Road have been repainted. Several sections of fences maintained by the BMSA along Stone Quarry Road and in the Big Park in Saddleback Village were repaired as damaged pickets were replaced. A Stop sign at the intersection of Blackhawk Trail and Tamarisk Trail was replaced due to a broken post. Two park benches adjacent to the trail along the golf course were repaired and repainted after they had been vandalized. A pet station trash can along the trail near the golf course was also repaired after being vandalized.

The Colorado Dream

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