

Approved 11/18/14

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

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

OWNER'S OPEN FORUM

None

CALL TO ORDER

Director Lammey presided and called the meeting to order at 9:05 am.

EXCUSE BOARD MEMBERS

Director Lammey excused absent board members Eric Schmela, Laurel Koning and Greg Davidson.

Director Lammey did not excuse absent board member Bernita Grove.

DISCLOSURE OF CONFLICTS

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.

Director McCurdy disclosed that she is a member of the Battlement Mesa Metropolitan District board of directors.

Director Hoy disclosed that a company he owns is under contract with the BMSA to provide weed spraying services.

APPROVAL OF MINUTES

A motion was made by Director Constine and seconded by Director Short to approve the September 16, 2014 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director McCurdy and seconded by Director Toomey to approve the September 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.

Public & Community Relations Committee: See attached report.

Public Works Committee: No meeting.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

Mr. Rippy reported that the office received a request to install a bike rack near the bus stop in Monument Creek Village. Mr. Rippy stated the bike rack would cost approximately \$800.

After discussion, the board asked Mr. Rippy to move forward with the purchase of a bike rack.

Mr. Rippy reported that an owner in Tamarisk Village has asked if BMSA would be willing to install playground equipment in the Tamarisk Village area. Mr. Rippy stated that there is a wide variety of playground equipment and it may be beneficial to have a sub-committee, from the village, to discuss what type of equipment they would like to see installed then bring their ideas back to the board.

DEVELOPER REPORT

Declarant Gallegos reported that 35th Avenue is working towards re-opening in November. It will be open in the evenings as a bar type atmosphere.

Declarant Gallegos reported that Winterfest is scheduled for January 31, 2014.

NEW BUSINESS

None

OLD BUSINESS

Director McCurdy asked if the board has made a decision on the sandwich board purchase.

Director Constine stated if it would be possible for a resident to request an email be sent through our website in the case of a lost pet/child.

Director Lammey stated that this would be an option. There are approximately 560 emails on the newsletter list.

Director Short stated that, as the board of directors, we either need to make an exception to the rule of no signs throughout the community or draw up a policy regarding lost pets signage.

OTHER BUSINESS

None

The meeting was suspended at 10:10 am.

The meeting reconvened at 11:00 am for the hearing process. Director McCurdy presided over the hearing process.

HEARINGS**23 E Bonanza Place**

A motion was made by Director McCurdy and seconded by Director Shepherd to give the owners of 23 E Bonanza Place until October 31, 2014 to 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 October 31, 2014 on November 1, 2014 BMSA will go onto the property and complete the above items, double the costs and charge the account. The motion carried with Director Lammey abstaining.

4 Goldfield Court

The renter, who requested the hearing, cancelled the hearing.

ADJOURNMENT

The meeting adjourned at 11:05am.

BMSA Financial Committee

October 20, 2014 Report on Financial Documents

For September 2014

Operating Accounts

This report is for the first nine months of our year and the results continue positive. Copies of the September 2014 financials documents have been submitted 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.

On the income side, Common Assessments actuals exceeded the budget amounts but the Developer Assessments fell short by a small amount. As similar to last month, Fines were higher than budget; late Fees were somewhat lower than budget which is nice to see. Miscellaneous Revenues continue to be higher than budget and reflect refunds from Holy Cross rebates and other miscellaneous items.

On the expense side Community Relations, Common Area Insurance, Bank Charges, Right-of-way Open Space Maintenance, Tree Trimming, Street Light Maintenance, Street Sign Maintenance and Bad Debts exceed Budget amounts. However, please note that all the over-the-budget amounts are understandable and are balanced by the other items underrunning the budgets.

The bottom line shows revenues exceeding expenses by \$16,993 which is \$49,952 better than budgeted amounts.

On the Balance Sheet, the Accounts Receivable is substantial, \$106,926. This was been reduced since last month. This account consists primarily of Legal Fees and other inherent costs. We anticipate receiving substantially most of this amount, the balance will be written off.

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.

2015 Preliminary Budget

As noted last month, you were provided with a Preliminary 2015 Budget. Hopefully you have reviewed it so that we can move forward with its finalization.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: September 3, 2014

Present: Thom Hamick, Lecia Hill, and Keith Sheppleman

Absent: Eric Short

Agenda

Meeting minutes from August 20, 2014 approved

No letters sent

Discussed possible changing of the October 15, 2014 meeting. Thom Hamick will be out of town for this meeting.

Applications:

1. 140 Talon Trail, Eagle's Point
Owner: Grant Gross
Request: Use existing gravel area as parking pad
Completion Date: Already complete
Action: Approved

2. 34 West Bonanza Place, Tamarisk Village
Owner: Cory Melcher / Amanda Poole
Request: Paint existing cedar fence white
Completion Date: October 31, 2014
Action: Approved

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: September 17, 2014

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

Agenda

Meeting minutes from September 3, 2014 approved

No letters sent

Applications:

1. 372 Mineral Springs Circle, Tamarisk Meadows
Owner: Aurelio Salcedo
Request: Replace 4' fence with 6' fence and stain
Completion Date: October 30, 2014
Action: Approved

Report Period: September 2014

Violations YTD 899

Violations This Mo. 73

	Monthly Violations By Village	% of Total Violations
Battlement Creek	2	3%
Other	3	4%
Canyon View	0	0%
Eagles Point	26	36%
Fairway Villas	0	0%
Mesa Ridge	2	3%
Monument Creek	15	21%
Reserve	0	0%
Stone Ridge	2	3%
Tam Meadows	4	5%
Tam Village	9	12%
Valley View	10	14%
Willow Creek	0	0%

73	100%
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	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	2	3%
Maintenance	7	10%
Lot Maintenance	26	36%
Arch Approval	0	0%
Pets	0	0%
Signs	2	3%
Trash	10	14%
Unsignliness	4	5%
Vehicle	22	30%
Sight Lines	0	0%

73	100%
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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	79
Sept	113	73
Oct	141	
Nov	64	
December	46	

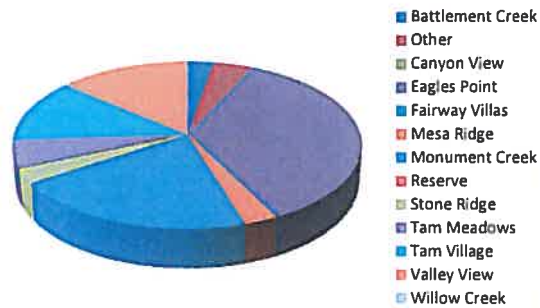
1207	899
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Covenant Protection Violation Report

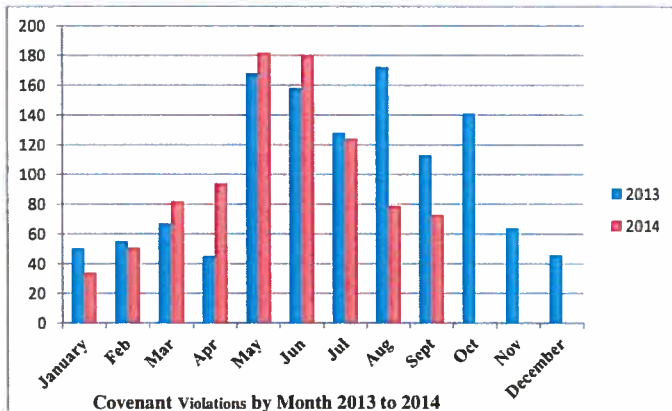
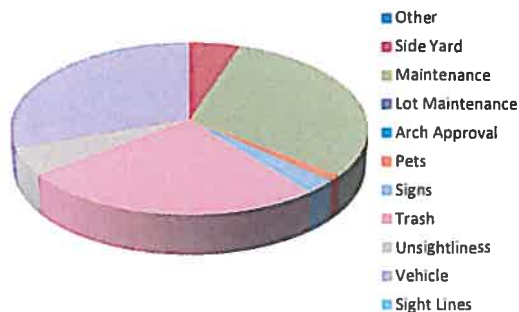
Report Prepared By: Keith Lamme

Sep-14

9/14 Violations By Village



9/14 Violations By Type



Report Date: 9/30/2014		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
9/21/2014	318	Meadow Creek Dr	Battlement Creek	Vehicle	11:20am-Trailer w/ATV's parked on street. No letter sent.
9/21/2014	345	Meadow Creek Dr	Battlement Creek	Abandoned Vehicle	11:27am-Ford truck parked wrong way on street with right rear tire is flat.
9/21/2014	10	Stone Quarry Rd	Commercial	Maintenance of Property	11:47am-Kum & Go-Dead tree on near entrance off of South Battlement Parkway.
9/30/2014	35	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	40	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	56	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	79	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	142	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	177	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	178	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	188	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	211	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	223	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	239	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	254	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	273	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	307	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	310	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	318	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	322	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	325	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	329	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	16	Raptor Ct	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	35	Talon Trl	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	49	Talon Trl	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	64	Talon Trl	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	65	Talon Trl	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/30/2014	98	Talon Trl	Eagle's Point	Lot Maintenance	Reminder to mow lot.
9/21/2014	140	Talon Trl	Eagle's Point	Vehicle	11:39am-Trailer w/ATV's parked on street. No letter sent.
9/21/2014	10	N Ridge Ct	Mesa Ridge	Vehicle	11:49am-Trailer w/ATV's parked at property. No letter sent.
9/21/2014	232	S Ridge Ct	Mesa Ridge	Oversized Vehicle	Oversized vehicle parked at property.
9/21/2014	85	Bristlecone Ct	Monument Creek	Vehicle	10:42am-Travel trailer parked at property. No letter sent.
9/21/2014	68	Columbine Ln	Monument Creek	Vehicle	10:33am-Trailer parked on driveway. No letter sent.
9/21/2014	45	Hawthorne Way	Monument Creek	Trash	10:40am-Trash cart out.
9/21/2014	45	Hawthorne Way	Monument Creek	Vehicle	10:40am-Trailer parked at property. No letter sent.

9/21/2014	9 Juniper Ln	Monument Creek	Vehicle	10:54am-5th wheel trailer parked on street in front of property.
9/21/2014	16 Juniper Ln	Monument Creek	Vehicle	10:57am-ATV parked on grass under tree.
9/21/2014	30 Juniper Ln	Monument Creek	Vehicle	10:55am-Cargo trailer parked at property.
9/21/2014	51 Ponderosa Cir	Monument Creek	Trash	10:37am-Trash cart out.
9/21/2014	51 Ponderosa Cir	Monument Creek	Vehicle	10:37am-Trailer parked on driveway.
9/21/2014	140 Ponderosa Cir	Monument Creek	Vehicle	10:38am-Trailer parked in front of driveway. No letter sent.
9/21/2014	258 Ponderosa Cir	Monument Creek	Vehicle	10:45am-Trailer parked at property. No letter sent.
9/21/2014	266 Ponderosa Cir	Monument Creek	Vehicle	10:45am-5th wheeled trailer parked at property. No letter sent.
9/21/2014	40 Spruce Ct	Monument Creek	Maintenance of Property	10:28am-Dead trees in the front and back yards.
9/21/2014	40 Spruce Ct	Monument Creek	Vehicle	10:28am-Trailer parked on driveway. No letter sent.
9/21/2014	43 Spruce Ct	Monument Creek	Side Yard	10:28am-Vehicle parked in the rocks to the right of the driveway.
9/21/2014	14 Silver Plume Dr	Saddleback Village	Illegal Sign	10:22am-Lighted Bronco sign displayed on fence.
9/21/2014	36 Alder Ct	Stone Ridge	Vehicle	11:00am-Cargo trailer parked at property. No letter sent.
9/21/2014	340 Lodgpole Cir	Stone Ridge	Vehicle	10:59am-Travel trailer parked on driveway. No letter sent.
9/21/2014	36 Baker Hill Pl	Tamarisk Meadows	Trash	10:16am-Trash cart out.
9/21/2014	46 Baker Hill Pl	Tamarisk Meadows	Unsignatiness	10:16am-Box spring leaning against the fence to the left of the garage.
9/21/2014	336 Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	10:13am-Shingles are coming off of the shed.
9/21/2014	404 Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	10:12am-Large pile of landscape rocks to the right of the driveway, has been there all summer.
9/21/2014	23 E Bonanza Pl	Tamarisk Village	Maintenance of Property	10:01am-Grass is at least 2 feet tall.
9/21/2014	114 E Bonanza Pl	Tamarisk Village	Vehicle	10:00am-Camp trailer parked at property. No letter sent.
9/21/2014	250 E Tamarack Cir	Tamarisk Village	Trash	9:55am-Trash cart out.
9/21/2014	250 E Tamarack Cir	Tamarisk Village	Vehicle	9:55am-2 trailers parked at property, one under a tree in the front lawn.
9/21/2014	94 Queen City Cir	Tamarisk Village	Maintenance of Property	10:08am-Weeds in the rock areas.
9/21/2014	94 Queen City Cir	Tamarisk Village	Side Yard	10:08am-Black GMC truck parked in the rocks to the right of the driveway.
9/21/2014	94 Queen City Cir	Tamarisk Village	Trash	10:08am-Trash cart out.
9/21/2014	94 Queen City Cir	Tamarisk Village	Unsignatiness	10:08am-5 gallon buckets stacked by the side of the garage.
9/21/2014	110 W Tamarack Cir	Tamarisk Village	Maintenance of Property	9:57am-Grass is at least 2 feet tall.

9/5/2014	17	Angelica Cir	Valley View	Trash	9:40am-Trash cart out.
9/5/2014	31	Angelica Cir	Valley View	Trash	9:42am-Trash cart out.
9/5/2014	41	Angelica Cir	Valley View	Trash	9:42am-Trash cart out.
9/21/2014	41	Bryan Loop	Valley View	Unightliness	11:08am-2 or 3 gas cans sitting next to the garage.
9/9/2014	41	Bryan Loop	Valley View	Vehicle	Trailer parked on the side of the house.
9/5/2014	172	Cliff View Cir	Valley View	Vehicle	9:50am-Trailer parked at property.
9/5/2014	188	Cliff View Cir	Valley View	Vehicle	9:50am-Trailer parked at property.
9/21/2014	16	Cliff View Ct	Valley View	Trash	11:08am-Trash cart out.
9/5/2014	16	Cliff View Ct	Valley View	Unightliness	9:53am-Wood pallet sitting near front porch.
9/5/2014	10	Jessica Ln	Valley View	Trash	9:43am-Trash cart out.
9/30/2014	854	W Battlement Pkwy C106	Willow Ridge Apts	Sign	Yard Sale Sign

Amie Martin

From: Charles Hall <cdhall149@gmail.com>
Sent: Wednesday, October 15, 2014 12:11 AM
To: Amie Martin
Subject: Re: 10/21/14 BMSA Meeting

URSA held their semiannual meeting on the 1st of October. They informed the community of their plans to submit a Special Use Permit to Garfield County regarding plans to drill gas wells within the PUD. There will be opportunity for members and the committee to comment on the SUP.

On Oct 14, 2014 9:10 AM, "Amie Martin" <amartin@battlementmesacolorado.com> wrote:

Please have your reports to me by 5:00 pm on Thursday, October 16th.

Amie Martin

Administrative Assistant

Battlement Mesa Service Association

401 Arroyo Drive

Battlement Mesa CO 81635

970-285-9432 Phone

970-285-9631 Fax



Public and Community Relations
Committee Meeting Update
October 21, 2014 BMSA Meeting

Overview

The Public and Community Relations Committee's efforts continue to be focused on the following long term goals.

- Maintain and update the new BattlementMesaColorado.com website and promote the site to the extent possible. Continue to explore additional opportunities to make the site more useful and interesting.
- In conjunction with the four Northwestern Colorado counties, cities and towns, develop and construct Gateway Interpretative signs for Battlement Mesa/Parachute.
- Develop and implement a marketing and promotional plan to showcase the positive lifestyle available by living in the Battlement Mesa Community.
- Continue to develop relations and interactions with the BMMD, Town of Parachute, Garfield County and State and Federal Government agencies and regulatory bodies for the betterment of the Battlement Mesa Community.

Current Focus

- Website. During September, there were 10,644 visits to the Battlement Mesa website, and 62,533 page views on the site and 1,477,990 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 559 up 15. Please encourage people to sign up for this newsletter. (Top of the Home page of website). 44% (202) of the September newsletters were opened (as of October 15th) and more will most likely be opened in the next week or so.
- 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 remains at 208 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 is scheduled for October 16th in Rifle where we hope final revisions will be made to the Parachute / Battlement Mesa Gateway Interpretive Sign design. We still believe that the new Gateway sign will be installed this year near the Visitors Cabin in Parachute.
- Marketing and Promotion. Hill Aevium has begun working on Battlement Mesa's social media image and tools..

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 still believe, as does Hill Aevium, that we need to include funding in the 2015 budget to upgrade our website to accommodate mobile devices.**
- 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 Battlement Mesa promotional ideas with our marketing firm, Hill Aevium.

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

The Colorado Dream

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**BMSA Board of Directors Meeting
October 21, 2014
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: September 18, 2014
Attended by: Keith Lammey
Next Meeting: October 23, 2014**

Overview:

The AGNC last met on September 18, 2014 in Rifle, Colorado at the Ute Theater. The meeting was well attended. Representatives from Mind Springs Health presented an overview of the state of and the challenges facing mental health care in northwestern Colorado. In addition, the new AGNC logo and soon to be released, new website was presented. The new budget, which includes funding for a full-time director vs. the current part-time director, was unanimously approved. Membership fees will not increase.

The October meeting will be held in Parachute on October 23rd. I plan to attend the meeting. The agenda for the October meeting has not yet been published.

The AGNC continues to be very proactive on several issues including the discussions about a State Water plan and the proposed BLM/Bill Barrett Corporation settlement of the Roan Plateau leasing dispute which could seriously impact revenues coming to the communities in the region unless the government agrees not to "claw back" previously paid revenues to local government.

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

The Colorado Dream

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ASSOCIATED GOVERNMENTS
OF NORTHWEST COLORADO

September 27, 2014

Congressman Scott Tipton
U.S. House of Representatives
Third District, Colorado
225 N. 5th St., Suite 702
Grand Junction, CO. 81501

Dear Congressman Tipton,

On September 25, your office properly and respectfully made several of our members aware of a letter urging that you have been asked to sign, addressed to Secretary of the Interior Jewell requesting her support for a proposed settlement in the works for the Roan Plateau. The Associated Governments of Northwest Colorado strongly urge you not to sign onto this letter until such time as more details of any settlement are revealed, and clarification regarding future royalty distribution to local governments is provided.

Before the oil company's problem becomes our problem, the offer must face closer scrutiny.

Our organization remains leery of any settlement without fully knowing what such a settlement entails. The difficulty with this is that there is no written agreement available, meaning that you are being asked to support something before it has even been written – a deal that is being drafted, by the way, with a great deal of input by Earth Justice. Supporting this deal would be akin to signing a bill without first reading it, an action that you have consistently and admirably opposed throughout your time in Congress.

The sentence in paragraph 3 of the letter is troubling to us, as Mesa County Commissioner Steve Aquafresca outlined in his letter of response to Christian. As the local governments were in no way responsible for, or supportive of, the legal action taken by extremist environmental litigation groups, nor party to the federal Bureau of Land Management's decision to redo their Environmental Impact Statement from scratch rather than simply make the necessary corrections required by the court and then allowing development to take place as per the lease agreement, it is clear that we should not be held financially liable for any leases that are surrendered and consequently refunded under a settlement agreement.

The oil company alone must shoulder the risk that they assumed, rather than "capitalizing the profit, but socializing the risk."

Many other questions remain unanswered for our members; among them, we wonder will this settlement permanently lock down resources that are accessible only from the top of the Roan Plateau? Access to these valuable and abundant natural resources is important to our region and

local governments, insomuch as it represents employment and economic growth, a needed source of funding for a variety of public needs, including education, and inasmuch as these resources represent a further step towards energy security for our nation. If this settlement permanently bans drilling through the surrender of leases in what is one of the most prolific natural resource assets in Colorado, then we are left to wonder how much our local communities, the state of Colorado, and the federal government will stand to lose in terms of future royalty payments. It is a cost that we simply cannot afford.

Our position remains clear and unchanged: we support development of our natural resources on and underneath the Roan; and we demand that local and county governments be held harmless, now and in the future, for any decision or settlement made pertaining to the Roan. Consistent with this position, we urge you not to sign any letter of support for this or any other agreement, until such time as A) the details of the agreement are made known, and B) our concerns regarding the financial disposition of the local governments are fully and adequately addressed.

We thank you for your time and attention to this matter, and for the good work you continue to do for the 3rd Congressional District in Washington D.C.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Samson", with a long horizontal flourish extending to the right.

Mike Samson
Chairman, AGNC
Garfield County

A handwritten signature in black ink, appearing to read "Jeff Eskelson", with a long horizontal flourish extending to the right.

Jeff Eskelson
Vice Chairman, AGNC
Rio Blanco County

Manager Report

Date: October 21, 2014

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, District Manager

Annual Village Meetings: Annual Village meetings were conducted this month for Monument Creek Village, Battlement Creek Village, The Reserve, Tamarisk Meadows and Tamarisk Village. The annual meeting for Willow Creek Village is scheduled for October 30th. Quorums were unable to be established in Tamarisk Meadows and Tamarisk Village.

Median Landscape Improvements: The median landscape improvements at the two locations in Spencer Parkway, adjacent to the First Eagles Point subdivision, have been completed by Baker & Associates this past month. Landscape work has begun on the median in S. Battlement Parkway, near the Spencer Parkway, with the relocation of the water service meter pit. The original water service was located in the curb and gutter and was prone to snow plows and traffic so it was decided to move it inside the median to protect it from traffic. A section of the curb and asphalt was removed by the contractor to allow the relocation. The curb has now been re-poured and the asphalt will be patched as soon as it can be scheduled with the contractor.

Community Tree Replacements: Baker & Associates has nearly completed the replacement of 20 trees in community open spaces and common areas.

LED Street Lights: The Drivers were replaced for the recently installed LEDs on the street lights located in the medians of the Battlement Parkways. The lights are now functioning properly.

8935 CR 300 Property: The grading, hydro-seeding and installation of the irrigation system to expand the grass areas at the 8935 CR 300 property has been completed.

BMSA Maintenance Items: The Tamarisk Village entry sign was partially re-painted to cover the graffiti that had been spray painted on the sign. The lights shining on the waterfall were repaired. Broken fence pickets were replaced along Monument Trail. The right-of-ways were mowed again this past month.

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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