

Approved 12/16/14

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 18, 2014

Present:	Keith Lammey John Shepherd Denise Gallegos Eric Schmela Bernita Grove Laurel Koning Joel Toomey Greg Davidson Eric Short John Constine Bob Arrington	President, Mesa Ridge Townhomes Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners Declarant, Battlement Mesa Partners Director, Monument Creek Village Director, Battlement Creek Village Director, Stone Ridge Village Director, Tamarisk Meadows Director, Tamarisk Village Director, The Reserve Director, Willow Creek Village
Excused Board Members:	Sara McCurdy Brad Hoy	Vice President, First Eagle's Point Director, Valley View Village
Also Present:	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
Community Members Present:	Dave Devanney Lynn Shore Jennifer Richardson Bonnie Smeltzer James Maier Carol Abbott Carol Forman Dick Buchan	Doug Saxton Bruce Knuth Joan Bartholomew Burk Wynkoop Jay Haygood Chuck Hall Larry Forman Evelyn Schaller

OWNER'S OPEN FORUM

Dave Devanney-BCC letter to URSA

Dave Devanney and Doug Saxton from the Battlement Mesa Concerned Citizens discussed the attached letter that was sent to URSA from the BCC. Mr. Devanney explained that the BCC has hired an attorney to review the special use permit. Mr. Devanney stated that URSA did respond to BCC's letter but the letter was light in content and specifics.

Delegate Schmela stated that, as of today, there are no changes to the service use agreement but there is ongoing communications with URSA regarding the SUA. Delegate Schmela went on to say that the community needs to remember that if URSA decides to drill outside of the PUD the Battlement Mesa Community will have no say in the aesthetics of the drilling pad as far as the landscaping etc. Delegate Schmela stated that pads B & D are the only pads included in Phase 1 of the SUA. URSA has been in constant contact with the BCC and is trying to make the drilling less impactful.

Mr. Devanney stated that the BCC appreciates all of Delegate Schmela's work on the SUA.

Director Koning asked if the special use permit had been files and if Garfield County is aware of the BCC concerns.

Mr. Devanney stated that the special use permit has not been filed and that Garfield county is aware of the BCC concerns.

Doug Saxton stated that there are 3 outcomes that can come from the BCC requesting changes to the special use permit. The county can say yes, no or yes with conditions.

Mr. Devanney stated that community involvement is important.

Page 1 of 6

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

Director Davidson asked how many member the BCC has.

Mr. Devanney stated that there are about 15-20 people that regularly come to the meetings and about 100 people on the email list.

Director Shepherd stated that before the Board of Directors makes any decisions on the BCC letter, we need to hear from our oil & gas committee.

Joan Bartholomew asked Delegate Schmela if the drilling pads could be moved to other property that is undeveloped.

Delegate Schmela stated that the Battlement Mesa Partners purchased the land from Exxon approximately 30 years ago. At that time there were 12 wells pads planned within the PUD in the SUA. URSA is trying to work with Battlement Mesa to make the well pad locations less impactful. It is a juggling act. Delegate Schmela stated that he is very sensitive to property values, impact and health and wellness for the community that is why they are making requirements for landscaping etc around the pads. Delegate Schmela stated that he wants to preserve the current life style in Battlement Mesa.

Carol Abbott stated that there was a health impact study completed for Battlement Mesa. Why isn't BMC listening to the issues that were raised in the study.

Delegate Schmela stated that he disagrees that URSA, Garfield County and the State of Colorado are not listening to the communities concerns.

Jay Haygood stated that Garfield County chose to not complete the health impact study.

Director Lammey stated that he is on the Garfield County Planning & Zoning Commission and the process of reviewing special use permits is a very lengthy process. There are many meetings before the permit even gets to the GC Commissioners where the community can be heard.

Delegate Schmela stated that his office is always open to discuss and listen to the issues the community has.

Director Koning asked if there is an air quality study done throughout the year. Surely, if there is a problem with our air quality we would be informed.

Mr. Rippy stated that Garfield County does test air quality, they have installed a testing station at BMMD's Zone B tank location. The reports are open to the public.

Chuck Hall stated that Garfield County is working with Colorado State University for air quality monitoring.

Director Short stated that the website to check the air quality reports is: Garfield-county.com/air-quality.

Dick Buchan stated that there are different aspects of air quality. The air quality in Battlement Mesa is good compared to the air quality on the frontrange. Mr. Buchan urges the BMSA Board of Directors to support the BCC letter.

Mr. Hall stated that the oil & gas committee has 5 members, 1 board member and 4 community members. The committee is making every effort to have a good outcome for all people involved. BMSA represents all residents not just BCC and BCC points of view. There is currently an SUA in place and BMC and URSA are working hard at making changes to the SUA that will be less impactful to the community. Mr. Hall stated that URSA plans to submit a special use permit for the B, D, L and M pads to Garfield County. There is very lengthy review process then public meetings will be held to discuss the permit. Garfield County and URSA will be holding meetings with community that will include geo experts to answer the community questions. Mr. Hall stated that property values in Battlement Mesa went up when the oil & gas industry was prevalent in Battlement Mesa. The values went down when the oil & gas industry left. Mr. Hall stated that the SUA has been in force for approximately 30 years and they have held off drilling for 30 years, the BCC letter is urging Garfield County to delay the drilling process. Let URSA get in drill, drill correctly and get out. Governor Hickenlooper's task force will only delay the process.

Director Grove stated that why rush the process we need to get our questions answered.

Director Arrington stated that Governor Hickenlooper's task force will be working on the effects of the proximity of wells to homes and the health, safety and well-being of the community. Currently they have to be 1,500 to 1,000 feet away from homes.

Mr. Hall stated that you are assuming Hickenlooper's task force is going to extend the feet.

Director Arrington stated that the drilling will take months it could last 30 years.

Mr. Hall stated that it isn't to rush but to go through the process instead of delaying it.

Delegate Schmela stated that we don't get to decide when they submit the plan to Garfield County. Exxon has owned the mineral rights for years and they will drill for those minerals. We just have to express our concerns and listen to the plan as it moves forward. The BMSA Board of Directors can make an opinion when we know what is happening.

Mr. Devanney stated that the BCC has met with URSA 16 times and the plans have changed. We do not know what is going to happen.

Delegate Schmela stated that the SUA is pro surface, pro community.

Bruce Knuth stated that he would like to commend the BMC, BMSA BOD, oil & gas committee and the BCC, we wouldn't have the SUA we have not if not for the continued review of the process.

Director Lammey stated that we are all invested in the community and we all want to protect the health and wellness of the community.

Bonnie Smeltzer stated that the BCC is not a radical group. The group has brought a lot of changes for the betterment of the community and has initiated a lot of good discussions.

Director Lammey asked Mr. Rippy or Lynn Shore if the BMMD is concerned with the pad that may be located near the BMMD water intake out of the CO river.

Mr. Rippy stated that the BMMD Board of Directors is aware of the location of the pad, but not the specifics of the pad. The pad is approximately 860 feet from the intake. BMMD is not overly concerned.

Lynn Shore stated that BMMD is not concerned until the BMMD Board of Directors can review, no concerns.

Director Arrington stated that as an engineer he is concerned with the water intake and surface/ground water. If there is a major blow out it can cover many acres of land.

Burk Wynkoop stated that he has heard rumors that when some companies drill they cement the entire well instead of just a portion of it. Can this be required on these pads.

Director Lammey stated that that question would need to be answered by URSA.

Evelyn Schaller owns a home at 336 Mineral Springs Circle. She has received covenant violation letters regarding shingles missing from her storage shed. Ms. Schaller handed out photos of other sheds in the community that appear to be in disrepair or not in compliance with the covenants.

Director Lammey stated that the Board of Directors would not hold a hearing because Mr. Schaller had not requested one, but the Board would listen to her concerns.

Ms. Schaller stated that she lives on Aspen Way and her neighbor goes to other garage sales and buys junk then has a garage sale on Aspen Way several time a month to re-sell the junk.

The Board of Directors directed Ms. Schaller to write a letter to the management company requesting a hearing.

Mr. Shore stated that the BMSA Board of Directors needs to consider they are representing an entire community which support, not support or no opinion on the oil & gas drilling. The board should not advocate in any direction. Mr. Shore stated that he suggest the Board of Directors continue with what they are doing and not take and advocacy position.

Director Arrington stated that according to a report from attorney Frank McIntyre, BOD does have a fiduciary responsibility to community.

CALL TO ORDER

Director Lammey presided and called the meeting to order at 10:33 am.

EXCUSE BOARD MEMBERS

Director Lammey excused absent board members Sara McCurdy and Brad Hoy.

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 Davidson 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 Arrington and seconded by Director Constine to approve the October 21, 2014 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Grove and seconded by Director Davidson to approve the October 2014 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: See attached report.

Architectural/Covenant Committee: See attached reports.

Oil & Gas Committee: No report.

Parks/Open Space/Trails Committee: No meeting.

Planning Committee: No meeting.

Mr. Rippey stated that he received the MOU from Stuart McArthur with the Town of Parachute, but hasn't had time to review it.

Director Koning stated that BMSA should send a thank you letter to the Town of Parachute and the GVFPD for their helping cleaning up the properties below the waterfall.

Director Lammey stated that he thanked both of the entities in person, but a written thank you is appropriate.

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.

A motion was made by Director Short and seconded by Director Grove to appoint Director Hoy as active chairman for the POST committee. The motion was withdrawn.

Director Koning stated that she will organize a meeting with the POST committee to encourage the committee to move forward.

A motion was made by Delegate Schmela and seconded by Director Grove to appoint Amy Provstgaard and Betsy Leonard to the Parks/Open Space/Trails committee. The motion carried unanimously.

A motion was made by Director Davidson and seconded by Director Schmela to appoint Betsy Leonard to the Public & Community Relations committee. The motion carried unanimously.

Director Koning stated that the common assessment of \$296 needs to be raised. We haven't raised the fee in many years and our costs keep going up and the amount of money we put in the reserve fund keeps going down.

Director Arrington stated that the proposed BMSA management contract from the BMMD is proposing a \$9,500 increase over 3 years. The Board of Director may need to consider doing a study if we are going to raise the dues.

Delegate Schmela stated that we need to do another reserve study. Maybe raise the dues when/if the GVRC and golf course are transferred to the Parachute/Battlement Mesa Park & Recreation District.

Director Lammey stated that he is concerned that the contract price being proposed is nearly double the amount of the original contract established in 2010. At the propose contract price, the BMSA Board may want to consider other management options.

Director Lammey stated that in addition to the contracted price the BMMD receives to provide management services they also receive fees related to account status letters provided to title companies. Those fees are generated from BMSA related activities and should be given some recognition or credit by the BMMD in the contract price for management services.

Director Koning stated that she would like to see the number the price of the common assessment of \$296.00 raised. The fee hasn't been raised in years and costs are going up and our reserve account balance is going down.

Director Arrington stated that BMMD's management contract cost is going up \$9,500 over three years. It may be time to do a study to see if we need to raise the common assessment.

Delegate Schmela stated that we need to do another reserve study.

Director Lammey, stated that he is concerned that the contract price being proposed is nearly double the amount of the original contract established in 2010. At the proposed contract price the BMSA Board may want to consider other management options. Director Lammey pointed out that in addition to the contract price the BMMD receives to provide management services they also receive \$40 per letter related to account status letters provided to title companies. Those fees are generated from BMSA related activities and should be given some recognition or credit by the BMMD in the contracted price for management services. Should we also charge a transfer fee. Director Lammey stated that he would like to see the calculation of BMMD hours spent on BMSA business. Director Lammey stated that he is not in favor of a 3 year contract, he would like a 1 year contract so BMSA can reevaluate the contract next year.

Mr. Rippy reported that our electricians have looked at the street lights that are out in The Reserve due to a lightning strike. The led fixtures appear to be out. The new led fixtures will be ordered and installed.

DEVELOPER REPORT

Declarant Schmela reported that he when URSA and BMC have agreed upon any changes to the surface use agreement, he will present it.

Declarant Schmela reported that GVFPD is going to be doing some controlled burns in 4 areas in Battlement Mesa.

NEW BUSINESS

A motion was made by Director Grove and seconded by Director Koning to accept the 2015 budget, as presented. The motion carried unanimously.

OLD BUSINESS

None

OTHER BUSINESS

Director Koning stated that the United Methodist Church grew approximately 1,800 lbs of vegetables in their community garden in Parachute. All vegetables were donated,

Director Koning stated that the Community Christmas Choir is having a concert at the Grace Bible Church on December 14, 2014 at 6:30 pm.

Director Koning stated that the KSUN Gala is scheduled for December 6, 2014 at the GVRC at 6:30 pm.

The meeting was suspended at 12:00 pm.

The meeting reconvened at 12:10 pm for the hearing process. Director Koning presided over the hearing process.

HEARINGS

110 W Tamarack Circle

A motion was made by Director Koning and seconded by Director Grove to leave all fines in place and table any further action to March 2015. The motion carried with Director Lammey abstaining.

81 Angelica Circle

A motion was made by Director Shepherd and seconded by Director Grove to reduce the fine to \$50 if the fine is paid by December 31, 2014. The motion carried with Directors Lammey & Arrington abstaining.

15 Valley View Place'

A motion was made by Director Grove and seconded by Director Short to leave all fines in place and take no further action. The motion carried with Director Lammey abstaining.

46 Black Sulphur Place

A motion was made by Director Short and seconded by Director Constine to leave all fines in place and give the owners until December 15, 2014 to remove the greenhouse. If the greenhouse is not removed Ms. McDaniel will be fined \$25 per day for 2 weeks, \$50 per day for 2 weeks, \$75 per day for 2 weeks then \$100 per day until the greenhouse is removed. Ms. McDaniel must have architectural approval prior to reinstalling the greenhouse. The motion carried with Director Lammey abstaining.

ADJOURNMENT

The meeting adjourned at 12:37 pm.

BMSA Financial Committee

November 18, 2014 Report on Financial Documents

For October 2014

Operating Accounts

This report is for the tenth month of our year and the results continue positive. Copies of the October 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 and Developer Assessments actuals exceed the budget amounts. Similar to last month, Fines were higher than budget; late Fees were somewhat lower than budget. As noted in the proposed budget, Fines will likely reduce in the future. Miscellaneous Revenues continue to be higher than budget. This reflects refunds from Holy Cross rebates and other miscellaneous items.

On the expense side Community Relations, Bank Charges, Right-of-way Open Space Maintenance, Tree Trimming, Street Light Maintenance, Street Sign Maintenance and Bad Debts continue to exceed Budget amounts. On the positive side, Legal Services, Land Scape Maintenance, Irrigation Water, Street Light Electricity are significantly below budgeted amounts. Any over-the-budget amounts are understandable. The new Budget for 2015 has adjusted for these items.

The bottom line shows revenues exceeding expenses by \$174,615 which is \$105,341 over the budgeted amount.

On the Balance Sheet, the Accounts Receivable is \$208,521. Since we use accrual accounting, this is the billing for the Fourth Quarter assessments and Legal Fees and fines but not yet received. The majority will be paid during this quarter. Any remaining amounts, usually small (fines and legal fees not collected) 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

The 2015 Budget was reviewed and approved.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: October 1, 2014

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

Agenda

Meeting minutes from September 12, 2014 approved

No letters sent

Applications:

1. 94 Queen City Circle, Tamarisk Village
Owner: Fidel Munoz
Request: Replace and install 6' cedar fence
Completion Date: October 12, 2014
Action: Approved

2. 57 Black Sulphur Place, Tamarisk Meadows
Owner: Elmer Reyes & Ana Pena
Request: Add concrete to the side of the driveway
Completion Date: October 18, 2014
Action: Approved

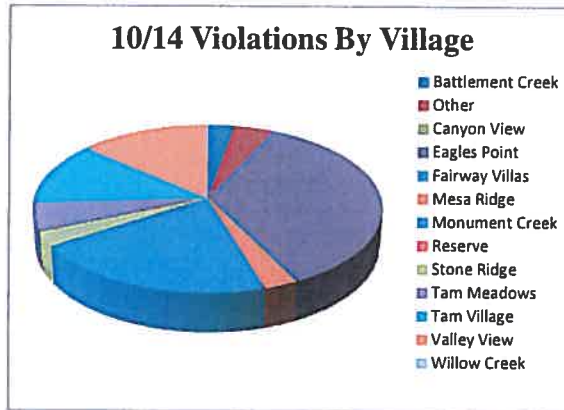
Report Period: October 2014

Violations YTD 957
Violations This Mo. 58

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

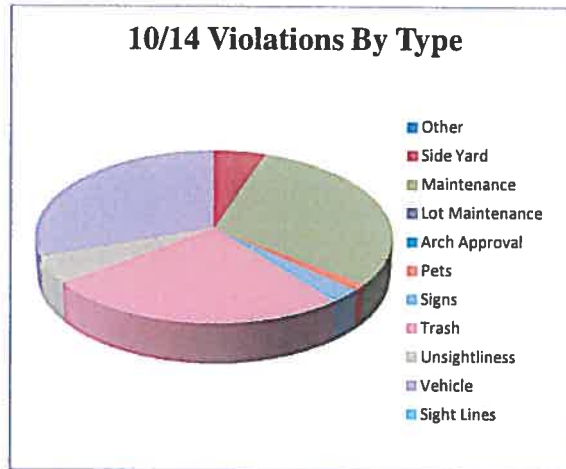
	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	2%
Other	0	0%
Canyon View	3	5%
Eagles Point	1	2%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	26	45%
Reserve	2	3%
Stone Ridge	3	5%
Tam Meadows	8	14%
Tam Village	9	16%
Valley View	3	5%
Willow Creek	2	3%

58	100%
----	------



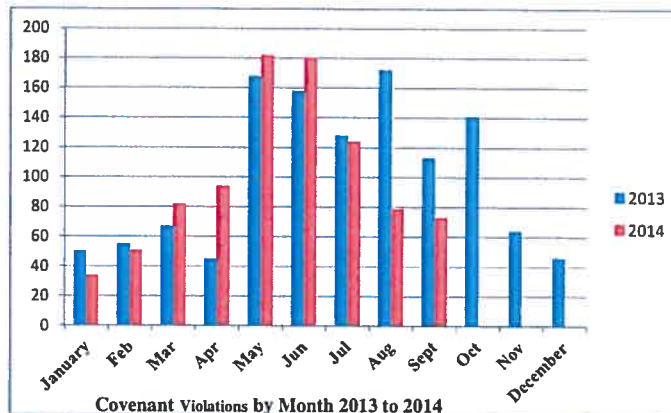
	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	3	5%
Maintenance	6	10%
Lot Maintenance	0	0%
Arch Approval	1	2%
Pets	0	0%
Signs	3	5%
Trash	17	29%
Unsignliness	5	9%
Vehicle	22	38%
Sports Equipment	1	2%

58	100%
----	------



	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	58
Nov	64	
December	46	

1207	957
------	-----



Report Date: 10/31/2014		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
10/26/2014	192	Roan Creek Dr	Battlement Creek	Side yard	4:15pm-2 vehicles parked in the side yard.
10/10/2014	198	Limberpine Cir	Canyon View	Political Sign	11:36am-Political sign displayed in common area.
10/10/2014	206	Limberpine Cir	Canyon View	Political Sign	11:36am-Political sign displayed in common area.
10/10/2014	206	Limberpine Cir	Canyon View	Trash	11:35am-Trash cart out.
10/10/2014	140	Talon Trl	Eagle's Point	Vehicle	12:26pm-Trailer with 2 atv's parked at property.
10/10/2014	79	Columbine Ln	Monument Creek	Trash	11:11am-Trash cart out.
10/10/2014	107	Columbine Ln	Monument Creek	Trash	11:11am-Trash cart out.
10/26/2014	57	Dogwood Ln	Monument Creek	Vehicle	3:34pm-Travel trailer parked on driveway. No letter sent.
10/10/2014	57	Dogwood Ln	Monument Creek	Vehicle	11:25am-Old travel trailer parked at property.
10/26/2014	70	Hackberry Ln	Monument Creek	Vehicle	3:24pm-Travel trailer parked on driveway.
10/10/2014	70	Hackberry Ln	Monument Creek	Vehicle	11:07am-2 wheel trailer with fencing material parked to the right of the garage. No letter sent.
10/10/2014	71	Hackberry Ln	Monument Creek	Trash	11:06am-Trash cart out.
10/10/2014	15	Hawthorne Way	Monument Creek	Trash	11:18am-Trash cart out.
10/26/2014	45	Hawthorne Way	Monument Creek	Vehicle	3:30pm-Trailer parked on driveway. No letter sent.
10/26/2014	111	Hawthorne Way	Monument Creek	Vehicle	3:31pm-Trailer w/atv's parked on driveway. No letter sent.
10/26/2014	9	Juniper Ln	Monument Creek	Unsignliness	3:36pm-Water heater, tires, dresser and glass next to the house.
10/26/2014	9	Juniper Ln	Monument Creek	Vehicle	3:36pm-5th wheel travel trailer parked on street.
10/10/2014	9	Juniper Ln	Monument Creek	Vehicle	11:26am-5th wheel trailer parked on Ponderosa Circle
10/10/2014	30	Juniper Ln	Monument Creek	Vehicle	11:27am-Cargo trailer parked on driveway. No letter sent.
10/10/2014	13	Pinetree Pl	Monument Creek	Trash	11:08am-Trash cart out.
10/10/2014	14	Pinetree Pl	Monument Creek	Trash	11:08am-Trash cart out.
10/10/2014	65	Pinyon Pl	Monument Creek	Vehicle	11:28am-5th wheel travel trailer parked on driveway. No letter sent.
10/10/2014	170	Ponderosa Cir	Monument Creek	Maintenance of Property	11:15am-Lawn is very tall.
10/26/2014	258	Ponderosa Cir	Monument Creek	Vehicle	3:33pm-Travel trailer parked on driveway. No letter sent.
10/26/2014	305	Ponderosa Cir	Monument Creek	Vehicle	3:35pm-Large trailer parked on street. No letter sent.
10/10/2014	104	Rosewood Way	Monument Creek	Side Yard	11:13am-Red Chev car parked in the rocks to the left of the driveway.
10/26/2014	166	Rosewood Way	Monument Creek	Oversized Vehicle	3:27pm-Oversized vehicle parked at property. Called ahead to let Keith know. No letter sent.
10/10/2014	289	SageMont Cir	Monument Creek	Trash	11:09am-Trash cart out.
10/26/2014	11	Willowview Way	Monument Creek	Vehicle	3:39pm-Travel trailer parked next to the house. No letter sent.
10/26/2014	12	Willowview Way	Monument Creek	Trash	3:39pm-Trash cart out.

10/26/2014	45	Wintergreen Way	Monument Creek	Maintenance of Property	3:32pm-2 Large dead trees in the back yard.
10/31/2014	188	Lodgepole Cir	Stone Ridge	Vehicle	Black cargo trailer parked in cul-de-sac.
10/10/2014	457	Lodgepole Cir	Stone Ridge	Side Yard	11:31am-Tan Jeep parked in the rocks.
10/26/2014	188/240	Lodgepole Cir	Stone Ridge	Vehicle	3:44pm-Large trailer parked in cul-de-sac do not know which address it belongs to. No letter sent.
10/10/2014	5	Black Sulphur Pl	Tamarisk Meadows	Unsignltness	10:53am-Wheel barrow upside down in front yard.
10/21/2014	46	Black Sulphur Pl	Tamarisk Meadows	Architectural Approval	Green house in backyard has not been approved.
10/10/2014	26	Crestone Pl	Tamarisk Meadows	Unsignltness	10:55am-Wheel barrow beside the house.
10/10/2014	26	Little Phoenix Way	Tamarisk Meadows	Sport Equipment	10:58am-Basket ball hoop upright at the street.
10/10/2014	26	Little Phoenix Way	Tamarisk Meadows	Unsignltness	10:58am-Wheel/tire leaning against the fence.
10/26/2014	336	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	3:15pm-Shingles missing from storage shed.
10/26/2014	336	Mineral Springs Cir	Tamarisk Meadows	Trash	3:15pm-Trash cart out. No letter sent.
10/10/2014	404	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	10:54am-Pile of landscape rocks.
10/10/2014	34	Cedar Cir	Tamarisk Village	Unsignltness	10:48am-Ladder leaning against garage.
10/26/2014	122	Cedar Cir	Tamarisk Village	Trash	3:11pm-Trash cart out.
10/10/2014	71	E Bonanza Pl	Tamarisk Village	Trash	10:44am-Trash cart out.
10/26/2014	250	E Tamarack Cir	Tamarisk Village	Vehicle	3:00pm-Utility trailer parked on driveway. No letter sent.
10/26/2014	308	E Tamarack Cir	Tamarisk Village	Vehicle	3:04pm-Small trailer parked on driveway. No letter sent.
10/10/2014	94	Queen City Cir	Tamarisk Village	Trash	10:50am-Trash cart out.
10/26/2014	34	W Bonanza Pl	Tamarisk Village	Trash	3:09pm-Trash cart out.
10/26/2014	12	W Tamarack Cir	Tamarisk Village	Trash	3:07pm-Trash cart out.
10/10/2014	110	W Tamarack Cir	Tamarisk Village	Maintenance of Property	10:42am-Yard is very tall and grass/weeds in cracks of driveway.
10/26/2014	318	Meadow Creek Dr	The Reserve	Vehicle	4:09pm-Trailer parked on driveway. No letter sent.
10/26/2014	15	Valley View Pl	The Reserve	Maintenance of Property	4:08pm-Weeds in the rocks.
10/10/2014	81	Angelica Cir	Valley View	Trash	11:40am-Trash cart out.
10/10/2014	77	Bryan Loop	Valley View	Trash	11:42am-Trash cart out.
10/10/2014	44	Cliff View Ct	Valley View	Political Sign	11:42am-Political sign displayed in common area.
10/26/2014	15	Ridge View Pl	Willow Creek	Vehicle	3:58pm-Trailer parked on driveway. No letter sent.
10/26/2014	125	Ridge View Pl	Willow Creek	Vehicle	3:59pm-Travel trailer parked on street. No letter sent.



Public and Community Relations
Committee Meeting Update
November 18, 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 October, there were 10,833 visits to the Battlement Mesa website, and 72,837 page views on the site and 1,028,480 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 569 up 10. Please encourage people to sign up for this newsletter. (Top of the Home page of website). 46% (209) of the newsletters were opened and our click through rate increased to 20.5 %.
- 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 was held on October 16th in Rifle where near final revisions were made to the Parachute / Battlement Mesa Gateway Interpretive Sign design. The next meeting is scheduled for December 15th at a place yet to be determined. The new Gateway sign near the Visitors Cabin in Parachute won't be installed until 2015.
- 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

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

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



**BMSA Board of Directors Meeting
November 18, 2014
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: October 23, 2014
Attended by: Keith Lammey
Next Meeting: December 4, 2014 (Tentative)**

Overview:

The AGNC last met on October 23, 2014 in Parachute, Colorado at the Parachute Town Hall. The meeting was well attended. Elizabeth Tice-Janda, from the City of Grand Junction, presented an overview of Grand Junction's Economic Development Plan. In addition, the new AGNC's Public Relations Team recapped recent appointments and developments at the Colorado Legislature, including how the recent elections might impact the upcoming 2015 legislation calendar and proposals.

The AGNC's Director, Scott McGinnis was elected to the Mesa County Board of County Commissioners thus he announced his resignation effective with the appointment of a new Director. The AGNC's new budget provides financial funding for a full time Director and has begun a search for director candidates. The November meeting was postponed until early December. The agenda for the December meeting has not yet been published.

The AGNC continues to be very proactive on several issues and will no doubt continue efforts to either support or challenge legislation that will be proposed in Colorado's 2015 Legislature.

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

The Colorado Dream

Manager Report

Date: November 18, 2014
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

2015 BMSA Budget: The 2015 final budget for the BMSA is included in your Board of Directors packet.

Operating Revenues: The budget has been prepared with no increase in the \$296 annual assessment. All other revenue sources have been budgeted based upon historic actual revenues collected in prior years. Street sweeping donations has been eliminated in light of the discontinuance of donations by Encana.

Operating Expenditures: Operating expenditures, with certain exceptions, have been budgeted based upon historic actual expenditures paid in 2012, 2013 and 2014 year end projections. The exceptions include Management and Accounting by the BMMD, Bank/Credit Fees, Right-of-Way/Open Space Maintenance and Street Light Electricity.

The current management contract with the BMMD was a three year contract that expires 12/31/14. The BMMD Board has proposed a three year contract that would expire 12/31/17. The contract proposes increasing the management fee from \$84,000 to \$86,500 in 2015, \$89,500 in 2016 and \$93,500 in 2017. These increases equate to an average increase of 3.5% per year over the course of three years. The management fee for the Tamarisk front yard irrigation would be \$6,500 per year.

The Bank/Credit Card line item was increased to reflect a continuing increase in the number of homeowners utilizing credit cards to pay their assessments.

The Right-of-Way/Open Space Maintenance line item was increased to reflect an increase in the number of times mowing is to occur in these areas based upon direction from the Board of Directors this past summer.

The Street Light Electricity line item was reduced to reflect the LED retrofits of the remaining street lights in Battlement Mesa which will reduce the annual electric charges.

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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

Reserve Revenues: The reserve revenues have been reduced as a larger percentage of revenues from assessments are needed to fund operations. The \$81,820 budgeted for reserve revenues is still adequate to fund future capital projects and replacement of capital amenities. (See attached Reserve Study) However, attention should be paid in the future to the Fines line item in operations as the revenues from this area will most likely decline as foreclosure properties are reduced. A reduction in fines would result in a need to direct more revenues from assessments to operations and further reduce revenues to reserves.

Reserve Expenditures: Additional expenditures in the reserve fund have been budgeted to continue replacement of trees in the common areas and parks. Last year we replaced approximately 20 trees in these areas and added an additional 10 to medians. The \$20,000 budgeted in 2015 is to match the replacement of trees that occurred in 2014.

\$30,000 has been budgeted to continue median landscape improvements that the BMSA began in 2013.

\$30,000 has once again been budgeted for the Spencer Trail improvements.

\$5,000 has been budgeted for improvements at the 8935 CR 300 property.

Median Landscape Improvements: The last median island to be completed in 2014 on S. Battlement Parkway is nearly complete. Irrigation, trees, shrubs and weed barrier have been installed and decorative gravel should be installed soon.