

Approved 01/20/15

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
DECEMBER 16, 2014

Present:	Keith Lammey Sara McCurdy John Shepherd Eric Schmela Laurel Koning Joel Toomey Greg Davidson 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, Battlement Creek Village Director, Stone Ridge Village Director, Tamarisk Meadows Director, The Reserve Director, Willow Creek Village Director, Valley View Village
Excused Board Members:	Denise Gallegos Bernita Grove Eric Short	Declarant, Battlement Mesa Partners Director, Monument Creek Village Director, Tamarisk Village
Also Present:	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
Community Members Present:	Keith Sheppelman Dave Devanney	Susan Farrell

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 Denise Gallegos, Bernita Grove and Eric Short.

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 McCurdy disclosed that she is a Board member for the Battlement Mesa Metropolitan District.

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

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 Shepherd and seconded by Director Davidson to approve the November 18, 2014 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director McCurdy and seconded by Director Constine to approve the November 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 report

Planning Committee: No meeting.

Delegate Schmela reported that he is meeting with Stuart McArthur from the Town of Parachute to discuss the Town of Parachute's comprehensive plan.

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.

DEVELOPER REPORT

Declarant Schmela reported that he is still meeting with URSA regarding possible changes to the SUA that is currently in place. Declarant Schmela reported that once there are agreed upon changes to the surface use agreement, he will present it. Phase 1 of the project is the B & D pads and currently there are no changes to either pad. URSA will bore from the B to the D pad.

Declarant Schmela reported that BMC is still working with Parachute/Battlement Mesa Park & Recreation District to convey the BM Golf Course.

Declarant Schmela reported that winterfest is scheduled for January 31, 2015.

NEW BUSINESS

A motion was made by Director McCurdy and seconded by Director Koning to authorize President Keith Lammey to sign the MOU with the Town of Parachute regarding the comprehensive plan. The motion carried unanimously.

2015 Contracts: Management Services: Mr. Rippy reported that the BMMD Board of Directors agreed to direct all fees for status letter from title companies to BMSA.

A motion was made by Director Arrington and seconded by Director Constine to accept the BMMD contract at a rate of \$90,000 for 2015, \$96,000 for 2016 and \$100,000 for 2017. The motion carried with Director McCurdy abstaining.

Landscape Services: A motion was made by Director McCurdy and seconded by Director Koning to accept a contract with Baker & Associates for \$190,550 per year from January 1, 2015 through December 31, 2017. The motion carried unanimously.

Tamarisk Village Front Yard Maintenance: A motion was made by Director Shepherd and seconded by Director Constine to accept a contract with Baker & Associates for \$4,489 from January 1, 2015 through December 31, 2017. The motion carried unanimously.

Director Lammey left the meeting and Director McCurdy presided over the meeting at 10:25am.

Covenant Protection, Newsletter Services and Website: A motion was made by Director Davidson and seconded by Director Toomey to accept a contract with Elk Peaks Consulting for covenant protection for \$16,800, newsletter services for \$6,600 and website services for \$5,400 from January 1, 2015 through December 31, 2015. The motion carried.

Street/Trail Litter Pickup: A motion was made by Director Shepherd and seconded by Director Constine to accept the street/trail litter pickup with Kenneth & Rosemary Locker for \$12,480 from January 1, 2015 through December 31, 2015.

Director Lammey returned to the meeting.

Curb Side Trash Pickup: A motion was made by Director Koning and seconded by Director Shepherd to accept the curb side trash pickup from Dependable Waste for \$141,840 from January 1, 2015 through December 31, 2017.

Directors Hoy and Davidson left the meeting.

Weed Management: A motion was made by Director Schmela and seconded by Director Constine to accept the weed management contract with Mountain Lawn LLC for \$15,000 from June 1, 2015 through October 31, 2015. The motion carried.

Directors Hoy and Davidson returned to the meeting.

Street Sweeping: A motion was made by Director Shepherd and seconded by Director Toomey to accept the street sweeping contract with Battlement Mesa Metropolitan District for \$15,000 from January 1, 2015 through December 31, 2015. The motion carried.

Snow Removal-Trails: A motion was made by Director McCurdy and seconded by Director Toomey to accept a contract with Baker & Associates for a flat fee of \$800 per month which will cover 16 hours of snow removal services then in excess of 16 hours per month for the months of January, February, March, November and December the charge will be \$50 per hour from January 1, 2015 through December 31, 2015.

OLD BUSINESS

Director Arrington stated that at the October 2014 BMSA Board of Directors meeting the Battlement Concerned Citizens (BCC) asked the BMSA Board to support a letter sent by the BCC to Ursa outlining certain modifications to Ursa's drilling plans in the Battlement Mesa PUD. No action was taken by the BMSA Board at that meeting to support the BCC's positions as stated in the letter.

A motion was made by Director Arrington and seconded by Director Shepherd to have the BMSA Board of Directors support the letter by the BCC and the positions expressed concerning Ursa's drilling plan as outlined in the letter. The motion failed with 2 votes in favor of the motion and 8 votes against the motion.

OTHER BUSINESS

None

The meeting was suspended at 11:03 am.

The meeting reconvened at 11:10 am for the hearing process. Director McCurdy presided over the hearing process.

HEARINGS

336 Mineral Springs Circle: The Board of Directors heard testimony from Ms. Schaller and Mr. Lammey regarding the covenant violations.

The Board went into executive session at 11:20 am.

The Board came out of executive session at 11:30 am.

A motion was made by Director Arrington and seconded by Director Shepherd to allow 336 Mineral Springs Circle until January 15, 2015 to repair the shingles on the storage shed and the \$50 fine will be waived. If the repairs are not completed, the \$50 fine will be raised to \$100 and they will be charged \$25 per day for two weeks then \$50 per day for two weeks then \$75 per day for two weeks then \$100 per day until the repairs are completed. The motion carried with Director Lammey abstaining and Director Hoy opposed.

ADJOURNMENT

The meeting adjourned at 11:24 am.

BMSA Financial Committee

December 15, 2014 Report on Financial Documents

For November 2014

Operating Accounts

This report is for the eleventh month of our financial year and the results continue positive. Copies of the November 2014 financial 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. Again as noted last month 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 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 \$134,960. The end of the year should end in a positive note.

On the Balance Sheet, the Accounts Receivable is substantially less than last month \$167,398 as expected. 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.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: November 5, 2014

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

Agenda

Meeting minutes from October 1, 2014 approved

No letters sent

Applications:

1. 43 Alder Court, Stone Ridge Village
Owner: Terry Tallon
Request: Remove shrubs, stain exterior of house and install 6' fence
Completion Date: July 30, 2015
Action: Approved as long as he gets letters from both neighbors for property line fence.

2. 223 Lodgepole Circle, Stone Ridge Village
Owner: EJ & Jane Schultz
Request: Install solar panels
Completion Date: October 25, 2014
Action: Approved

3. 25 Alder Court, Stone Ridge Village
Owner: Walter & Hope Perrine
Request: Install solar panels
Completion Date: December 31, 2014
Action: Approved

4. 11 Riverview Place, Willow Creek Village
Owner: Bill & Sue deWinter
Request: Install solar panels
Completion Date: December 31, 2014
Action: Approved

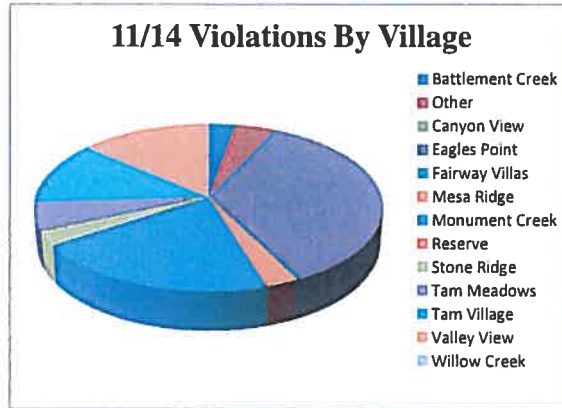
Report Period: November 2014

Violations YTD 1032
Violations This Mo. 75

	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	1%
Other	3	4%
Canyon View	0	0%
Eagles Point	3	4%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	41	55%
Reserve	1	1%
Stone Ridge	6	8%
Tam Meadows	12	16%
Tam Village	5	7%
Valley View	2	3%
Willow Creek	1	1%

75 100%

Covenant Protection Violation Report
Report Prepared By: Keith Lammey
Nov-14



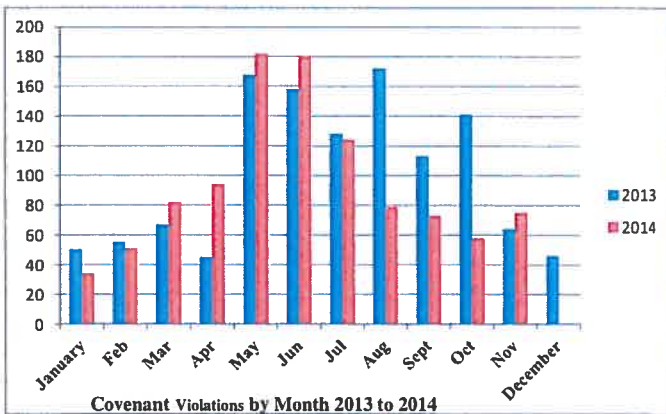
	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	1	1%
Maintenance	1	1%
Lot Maintenance	0	0%
Arch Approval	1	1%
Pets	1	1%
Signs	6	8%
Trash	28	37%
Unsignliness	11	15%
Vehicle	25	33%
Hazardous Material	1	1%

75 100%



	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	75
December	46	

1207 1032



Report Date:	11/30/2014	House No	Street	Village	Type	Description of Violation	Report Prepared by: Keith Lamme
Date	House No	Street	Village	Type	Description of Violation	Report Prepared by: Keith Lamme	
11/14/2014	182	Boulder Ridge Dr	Battlement Creek	Vehicle	3:08pm-Trailer with ATV's parked on driveway attached to a truck. No letter sent.		
11/14/2014		Methodist Church	Church	Signs	Need architectural approval since they are leaving their signs up all the time.		
11/14/2014	42	Eagle Ct	Eagle's Point	Vehicle	3:15pm-Trailer with ATV's parked on street. No letter sent.		
11/14/2014	140	Eagle Ridge Dr	Eagle's Point	Vehicle	3:16pm-Trailer with ATV's parked in rocks.		
11/14/2014	162	Eagle Ridge Dr	Eagle's Point	Trash	3:15pm-Trash cart out.		
11/21/2014	9	Juniper Ln	Monument Creek	Trash	9:17am-Trash cart out.		
11/14/2014	11	Cactus Ct	Monument Creek	Trash	2:21pm-Trash cart out.		
11/14/2014	11	Columbine Ln	Monument Creek	Trash	2:19pm-Trash cart out.		
11/21/2014	12	Cactus Ct	Monument Creek	Trash	9:30am-Trash cart out.		
11/14/2014	13	Columbine Ln	Monument Creek	Trash	2:19pm-Trash cart out.		
11/14/2014	13	Pinetree Pl	Monument Creek	Trash	12:17pm-Trash cart out.		
11/14/2014	16	Holly Way	Monument Creek	Vehicle	12:18pm-Trailer with ATV on street attached to vehicle.		
11/14/2014	21	Cactus Ct	Monument Creek	Trash	2:21pm-Trash cart out.		
11/21/2014	25	Hackberry Ln	Monument Creek	Trash	9:40am-Trash cart out.		
11/14/2014	28	Sumac Ct	Monument Creek	Vehicle	2:25pm-Cargo trailer parked on driveway. No letter sent.		
11/21/2014	28	Sumac Ct	Monument Creek	Vehicle	9:23am-Cargo trailer parked on driveway.		
11/21/2014	41	Holly Way	Monument Creek	Trash	9:35am-Trash cart out.		
11/21/2014	41	Holly Way	Monument Creek	Unsigniftness	9:35am-Appiances covered by tarp sitting out.		
11/21/2014	41	Lupine Ln	Monument Creek	Trash	9:26am-Trash cart out.		
11/21/2014	42	Juniper Ln	Monument Creek	Unsigniftness	9:18am-Lawn chair and cooler on driveway. No letter sent.		
11/21/2014	45	Hawthorne Way	Monument Creek	Trash	9:22am-Trash cart out.		
11/21/2014	50	Holly Way	Monument Creek	Trash	9:36am-Trash cart out.		
11/14/2014	57	Dogwood Ln	Monument Creek	Vehicle	2:31pm-Travel trailer parked on driveway.		
11/21/2014	57	Dogwood Ln	Monument Creek	Vehicle	9:21am-Travel trailer parked at property.		
11/14/2014	59	Pinyon Pl	Monument Creek	Trash	2:34pm-Trash cart out.		
11/21/2014	59	Pinyon Pl	Monument Creek	Hazardous Materials	9:16am-20lb propane tank on the ground behind a welding truck in the street.		
11/14/2014	68	Hawthorne Way	Monument Creek	Vehicle	2:27pm-Trailer parked on driveway. No letter sent.		
11/21/2014	68	Hawthorne Way	Monument Creek	Vehicle	9:24am-Utility trailer parked on driveway attached to truck.		
11/14/2014	70	Hackberry Ln	Monument Creek	Unsigniftness	2:15pm-Trailer with fencing material parked next to home.		
11/14/2014	70	Hackberry Ln	Monument Creek	Vehicle	2:15pm-Travel trailer parked on driveway.		
11/21/2014	80	Juniper Ln	Monument Creek	Trash	9:17am-Trash cart out.		
11/14/2014	99	Juniper Ln	Monument Creek	Trash	2:32pm-Trash cart out.		
11/14/2014	103	Hawthorne Way	Monument Creek	Political Signs	2:26pm-Political sign displayed.		
11/14/2014	111	Hawthorne Way	Monument Creek	Vehicle	2:26pm-Trailer with ATV's parked on driveway.		

11/21/2014	121	Ponderosa Cir	Monument Creek	Unsigniftness	9:27am-Pallet leaning against the house and cooler sitting next to house.
11/21/2014	121	Ponderosa Cir	Monument Creek	Vehicle	9:27am-Dump trailer attached to truck on street. No letter sent.
11/21/2014	124	Columbine Ln	Monument Creek	Vehicle	9:34am-Cargo trailer attached to truck on street. No letter sent.
11/21/2014	143	Sagemont Cir	Monument Creek	Trash	9:41am-Trash cart out.
11/14/2014	188	Lodgepole Cir	Monument Creek	Trash	2:37pm-Trash cart out.
11/14/2014	188	Lodgepole Cir	Monument Creek	Unsigniftness	2:37pm-Tires leaning against the porch.
11/14/2014	264	Lodgepole Cir	Monument Creek	Trash	2:36pm-Trash cart out.
11/14/2014	305	Ponderosa Cir	Monument Creek	Vehicle	2:29pm-Travel trailer parked on street.
11/21/2014	305	Ponderosa Cir	Monument Creek	Vehicle	9:20am-Large 5th wheel parked on street.
11/14/2014	406	Lodgepole Cir	Monument Creek	Pets running loose	Report of a cat running loose from this property.
11/21/2014	471	Ponderosa Cir	Monument Creek	Vehicle	9:14am-Large travel trailer parked on street. No letter sent.
11/21/2014	601	Ponderosa Cir	Monument Creek	Side Yard	9:12am-Vehicle parked to the left of the driveway and another vehicle parked 1/2 off driveway to the right.
11/21/2014	109	Lodgepole Cir	Stone Ridge	Trash	9:04am-Trash cart out.
11/21/2014	114	Lodgepole Cir	Stone Ridge	Trash	9:03am-Trash cart out.
11/7/2014	188	Lodgepole Cir	Stone Ridge	Trash	Trash cart out.
11/21/2014	188	Lodgepole Cir	Stone Ridge	Trash	9:05am-Trash cart out.
11/21/2014	264	Lodgepole Cir	Stone Ridge	Trash	9:06am-Trash cart out.
11/21/2014	311	Lodgepole Cir	Stone Ridge	Unsigniftness	9:07am-Exercise equipment at the curb.
11/14/2014	5	Black Sulphur Pl	Tamarisk Meadows	Vehicle	2:01pm-ATV parked on the driveway.
11/7/2014	36	Baker Hill Pl	Tamarisk Meadows	Unsigniftness	Full garbage bags sitting in front of the garage door.
11/7/2014	46	Baker Hill Pl	Tamarisk Meadows	Unsigniftness	Old carpet laying on the front yard. Trash company is picking it up. No letter sent.
11/14/2014	46	Baker Hill Pl	Tamarisk Meadows	Unsigniftness	2:08pm-Washer and dryer sitting on driveway.
11/6/2014	46	Black	Tamarisk Meadows	Architectural Approval	Green house in backyard has not been approved.
11/14/2014	47	Black Sulphur Pl	Tamarisk Meadows	Vehicle	2:02pm-Large trailer parked on driveway. No letter sent.
11/14/2014	56	Little Phoenix Way	Tamarisk Meadows	Vehicle	2:07pm-Trailer attached to truck parked on driveway. No letter sent.
11/14/2014	59	Goldfield Ct	Tamarisk Meadows	Political Signs	2:09pm-Political sign displayed.
11/14/2014	286	Mineral Springs Cir	Tamarisk Meadows	Vehicle	2:05pm-Cargo trailer parked on street attached to truck. No letter sent.
11/14/2014	312	Mineral Springs Cir	Tamarisk Meadows	Unsigniftness	2:04pm-Full size horse cutout on property.
11/14/2014	336	Mineral Springs Cir	Tamarisk Meadows	Abandoned Vehicle	2:04pm-Ford truck expired tags CO 377-PDT with one flat tire and one tire going flat.

11/14/2014	336	Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	2:04pm-Shingles missing from shed.
11/14/2014	22	Cedar Cir	Tamarisk Village	Political Signs	1:58pm-Political signs displayed.
11/14/2014	23	E Bonanza Pl	Tamarisk Village	Trash	1:55pm-Trash cart out.
11/14/2014	71	E Bonanza Pl	Tamarisk Village	Trash	1:54pm-Trash cart out.
11/14/2014	85	Cedar Cir	Tamarisk Village	Trash	1:58pm-Trash cart out.
11/14/2014	170	E Tamarack Cir	Tamarisk Village	Trash	1:51pm-Trash cart out.
11/14/2014	318	Meadow Creek Dr	The Reserve	Vehicle	3:03pm-Utility trailer parked on driveway. No letter sent.
11/14/2014	153	Cliff View Cir	Valley View	Unightliness	2:44pm-Tire, equipment and cord sitting on driveway.
11/21/2014	153	Cliff View Cir	Valley View	Vehicle	9:48am-Large trailer on street. Could be 165's. No letter sent.
11/14/2014	49	Ridge View Pl	Willow Creek	Vehicle	2:49pm-Utility trailer parked on driveway. No letter sent.
11/14/2014		Bea Underwood Elementary	Other	Political Signs	Political signs displayed.
11/14/2014		LW St Johns School	Other	Political Signs	Political signs displayed.



BATTLEMENT MESA
Service Association

Public and Community Relations
Committee Meeting Update
December 16, 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 November, there were 9,526 visits to the Battlement Mesa website, and 63,527 page views on the site and 947,989 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 570 up 1. Please encourage people to sign up for this newsletter. (Top of the Home page of website). To date, 49.1% (239) of the last newsletter were opened and our click through rate is 9.2%.
- 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 page has been completely revamped. Due to mistakes made when the Battlement Facebook page was created, we have had two Facebook pages. The second page was created because we realized, after the fact, that our page should have been set up as a Government page instead of a personal page. Getting rid of the incorrect page has proven challenging; however, with the help of Hill-Aevium this has been accomplished. Content from the two pages has now been consolidated into a single page. We have also separated the KSUN Community Radio page from the Battlement Mesa Facebook page. Although the new page was just created, we already have 121 "likes" If you have a Facebook account, please join our friend list and, encourage others to do so. Going forward, we will be adding substantial new content to the page.
- NWCCHT. The work session that was originally scheduled for Decembe 15th has now been postponed to January 21st due to personal conflicts of the NWCCHT staff. We have learned; however, that the staff believes that our sign design/content is in the "final, final" stage thus we fully expect to install the new sign in the spring of 2015. The sign will be installed at the Visitor's Cabin.
- Marketing and Promotion. In addition to the Facebook work, Hill Aevium has begun working on Battlement Mesa's social media image and tools including a rebuild of our Google + and our You Tube websites. More to come!

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."

The Colorado Dream

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- 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
December 16, 2014
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: December 5, 2014
Attended by: Keith Lammey
Next Meeting: January 8, 2015 (Tentative)**

Overview:

The AGNC last met on December 5, 2014 in Parachute, Colorado at the Parachute Town Hall. The meeting was well attended. In addition to the usual reports from the Dinosaur Welcome Center, the Area Agency on Aging and an update on the AGNC's recent communications and PR efforts, the somewhat abbreviated meeting schedule included a Government Relations Team report on recent changes and developments at the Colorado State Legislature.

At the meeting, the AGNC Executive Board announced their choice to replace Scott McGinnis who has served as the AGNC's Director for the past two plus years. (Scott McGinnis was elected to the Mesa County, Board of County Commissioners in November 2014). The new AGNC Executive Director will be Bonnie Peterson. Ms. Peterson has been the Executive Director for Club 20 since 2011 and brings excellent experience and qualifications to her new position.

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: December 16, 2014
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Management Contract: Per the Board's discussion at the 11/18/2014 BMSA, Board of Directors meeting, I discussed the BMSA Management Contract extension with the BMMD, Board of Directors, at their 11/20/14 board meeting. The BMMD had previously proposed a three year contract that had an annual escalation that would increase the price for management services from the current \$90,000 (including Tamarisk Village front yard irrigation) to \$100,000 for the 2017 year, a \$10,000 increase over the course of the three years.

In an effort to offset the increase to the BMSA, and simplify the terms of the contract, the BMMD has agreed to modify the contract to allow the BMSA to retain Account Status Letter fees collected for providing account status information to title companies for closings on properties that transfer. The current fee for this service is \$40 and the original contract allowed the BMMD to collect and retain these fees. These fees currently generate about \$3,200 annually and would provide the BMSA with approximately \$9,600 over the course of the three year contract, offsetting the \$10,000 increase proposed in the new contract. All other provisions of the contract remain unchanged.

BMSA Service Contracts: The following service contracts are in need of renewal for 2015; BMSA Management, Landscape Maintenance, Tamarisk Village Irrigation, Covenant Enforcement, Street Litter Pickup, News Letter, Website, Weed Management, Snow Removal-Trails. Each of these contracts will terminate on December 31, 2014.

I feel each of the contractors provide good services for the BMSA and we benefit from their knowledge and experience in the job tasks they perform. Therefore, I would recommend approving each of the contracts.

Maintenance Items: The snow storm that occurred toward the end of November contributed to our maintenance items as vehicles slid off the road in three separate instances damaging a fence and knocking down two street signs. The fence has been repaired and the sign posts have been replaced. Unfortunately we were unable to identify the drivers of the vehicles to allow us to be reimbursed for the damage. The broken sign post at the Lodgepole Circle and Monument Trail intersection was replaced.

Damaged fence pickets were replaced along Monument Trail and Stone Quarry Road. The flags at the golf course were replaced again and one of the lights for the Stone Ridge monument sign was replaced.

The Colorado Dream

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