



Approved 02/17/15

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JANUARY 20, 2015

Present:	Keith Lammey Sara McCurdy John Shepherd Eric Schmela Denise Gallegos Laurel Koning Bernita Grove Joel Toomey Greg Davidson 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 Declarant, Battlement Mesa Partners Director, Battlement Creek Village Director, Monument Creek Village Director, Stone Ridge Village Director, Tamarisk Meadows Director, Tamarisk Village Director, The Reserve Director, Willow Creek Village Director, Valley View Village
Excused Board Members:	None	
Also Present:	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
Community Members Present:	David Doucette Chris Wyman	Sam Stewart Lynn Shore

#### OWNER'S OPEN FORUM

##### Lynn Shore-Economic Development

Mr. Shore stated that it is important to diversify Battlement Mesa to mitigate the economic boom/bust cycle that happens with the gas & oil industry. One way to do this is to bring in a tax base by bringing in businesses. Under the current BMSA rules, BMSA charges a common assessment to all commercial businesses for every 500 sq ft of space they are charged 1 common assessment at \$296.00. This could make a huge impact on new businesses wanting to build in Battlement Mesa. This same business could be built elsewhere without having to pay these fees. Mr. Shore stated that to make Battlement Mesa more competitive for new businesses, BMSA needs to give serious consideration to changing this requirement on new businesses. The current businesses could be grandfathered to continue paying the common assessments.

After further discussion concerning the commercial assessment rates the Board agreed to delay further discussion until later in the meeting.

#### CALL TO ORDER

Director Lammey presided and called the meeting to order at 9:38 am.

#### EXCUSE BOARD MEMBERS

None

#### 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.

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

#### **APPROVAL OF MINUTES**

A motion was made by Director McCurdy and seconded by Director Constine to approve the December 16, 2014 minutes with corrections. The motion carried unanimously.

#### **FINANCIAL REPORTS**

A motion was made by Director Grove and seconded by Director McCurdy to approve the December 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.

**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.

Director Koning stated that the fence along the golf course in Battlement Creek Village and The Reserve is in disrepair.

Director Schmela will look into the schedule of repairs.

Director Koning asked Director Lammey if he tickets vehicles that are parked on the street during the snowplow season.

Director Lammey stated that he does not ticket vehicles because they are Garfield County streets.

Mr. Rippy reported that there are approximately 6 street lights that have not been retro-fitted to LED lights. The electrical contractor is in the process of trying to figure out how to retro-fit these lights.

The Board of Directors asked Mr. Rippy to research replacing BMSA fences with a different product than wood.

#### **DEVELOPER REPORT**

Declarant Schmela reported that he is still meeting with URSA regarding possible changes to the SUA that is currently in place. There have not been any changes.

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.

Declarant Gallegos reported that the bids for landscaping and civil engineering have been awarded for Phase 2 of the new park.

#### **NEW BUSINESS**

##### **Architectural Review Committee Inspector Contract**

A motion was made by Director Grove and seconded by Director Shepherd to approve the architectural review committee inspector contract between the BMSA and Keith Sheppelman. The motion carried unanimously.

#### **OLD BUSINESS**

None

#### **OTHER BUSINESS**

The Board of Directors asked Mr. Rippy to prepare a report identifying the total assessments paid by commercial properties within the BMSA and the possible financial impacts to the BMSA if commercial assessments were reduced. The Board also requested that Mr. Rippy research the legal process necessary to change commercial assessments.

Director Lammey stated that it was time to schedule the Annual Community Meeting.

A motion was made by Director McCurdy and seconded by Director Grove to authorize the expenditure up to \$3,000 for the annual report and meeting expenses and to set the date of the meeting as April 23, 2015 at 6:30 pm. The motion carried unanimously.

#### **Adjournment**

The meeting adjourned at 10:50 am.

# BMSA Financial Committee

## January 20, 2015 Report on Financial Documents

### For December 2014

### End of Financial Year

#### Operating Accounts

This report is for the twelfth and final month of our financial year. We end the year in a positive position. Copies of the December 2014 financial documents have been submitted to the Financial Committee and copies have been included in your packets. These have been reviewed and we find them in a complete and accurate subject to an audit.

On the income side, Developer and Common Assessments fell short by a small amount. However, similar to last month, Fines were higher than budget; late Fees were substantially lower than budget which can be interpreted in a positive manner. Also, as noted last month, Fines continue to exceed budget amounts. Miscellaneous Revenues continue to be higher than budget. These reflect rebates from Holy Cross 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, Covenant Enforcement, Legal Services, Land Scape Maintenance, Irrigation Water, Street Light Electricity are significantly below budgeted amounts. All over-the-budget amounts are understandable. The new Budget for 2015 has adjusted for these items.

The bottom line shows revenues exceeding expenses for the yearend of \$31,967.

On the Balance Sheet, the Accounts Receivable is substantially less than last month \$93,745 as expected. We anticipate receiving a substantial amount of these Receivables. Those not collected will be written off.

#### Reserve Accounts

We also reviewed the Reserve Accounts invested with Edward Jones. The Income side was as budgeted. The expenditures were less than budget leaving a positive \$41,872. The monies placed with Edward Jones are earning small amounts but as required they are invested in secured funds.

Report Period: December 2014

Violations YTD 1085  
Violations This Mo. 53

	Monthly Violations By Village	% of Total Violations
Battlement Creek	0	0%
Other	0	0%
Canyon View	0	0%
Eagles Point	1	2%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	18	34%
Reserve	3	6%
Stone Ridge	0	0%
Tam Meadows	7	13%
Tam Village	11	21%
Valley View	13	25%
Willow Creek	0	0%

53	100%
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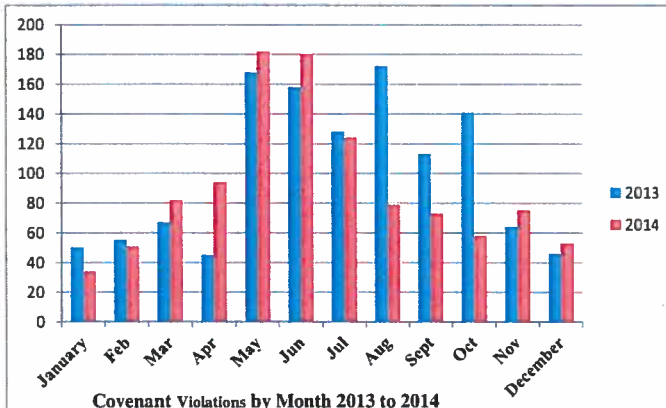
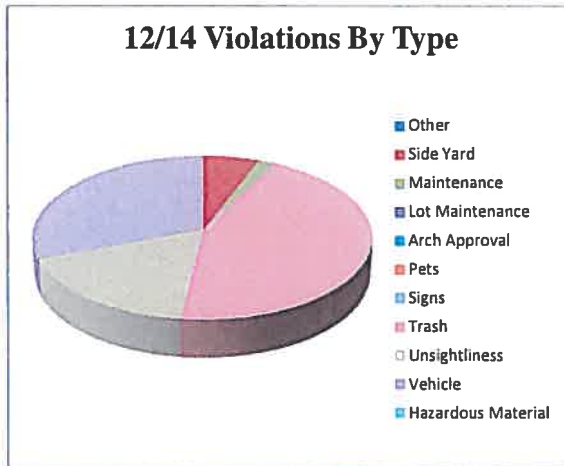
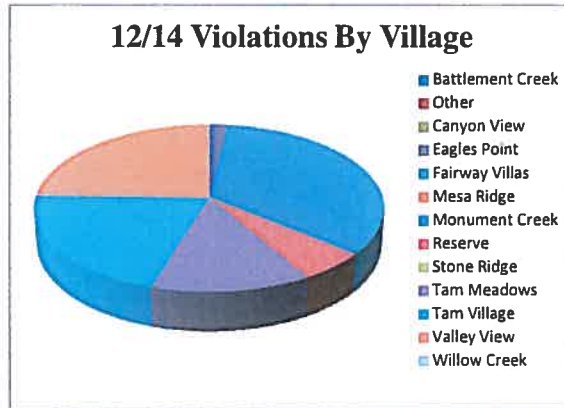
	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	3	6%
Maintenance	1	2%
Lot Maintenance	0	0%
Arch Approval	0	0%
Pets	0	0%
Signs	0	0%
Trash	23	43%
Unsignliness	9	17%
Vehicle	16	30%
Hazardous Material	0	0%

52	98%
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	2013	2014
January	50	34
Feb	55	51
Mar	67	82
Apr	45	94
May	168	182
Jun	158	180
Jul	128	124
Aug	172	79
Sept	113	73
Oct	141	58
Nov	64	75
December	46	53

1207	1085
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Covenant Protection Violation Report  
Report Prepared By: Keith Lammey  
Dec-14



Report Date: 12/31/2014		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
12/12/2014	140	Talon Trl	Eagle's Point	Vehicle	4:20pm-ATVs on trailer parked to the left of the driveway.
12/12/2014	14	Aspen Way	Monument Creek	Abandoned Vehicle	2:53pm-4 door truck missing everything to be driveable, out of state expired tags, blocks behind the wheels.
12/12/2014	53	Aspen Way	Monument Creek	Side Yard	2:51pm-Blue Jeep parked in the side yard.
12/12/2014	12	Columbine Ln	Monument Creek	Trash	3:11pm-Trash cart out.
12/12/2014	98	Dogwood Ln	Monument Creek	Trash	3:12pm-Trash cart out.
12/12/2014	98	Dogwood Ln	Monument Creek	Unsignitliness	3:12pm-2 tables in front of garage door and dresser/cabinet next to garage.
12/12/2014	71	Hackberry Ln	Monument Creek	Vehicle	2:57pm-Trailer parked on the side yard.
12/12/2014	71	Hackberry Ln	Monument Creek	Vehicle Repairs	2:57pm-Vehicle with left rear tire off, making repairs.
12/12/2014	41	Holly Way	Monument Creek	Trash	2:59pm-Trash cart out.
12/12/2014	41	Holly Way	Monument Creek	Vehicle	2:59pm-Trailer parked on driveway.
12/12/2014	65	Lupine Ln	Monument Creek	Side Yard	3:06pm-2 vehicles parked to the left of the driveway in the side yard.
12/12/2014	59	Pinyon Pl	Monument Creek	Trash	3:15pm-Trash cart out.
12/12/2014	389	Ponderosa Cir	Monument Creek	Unsignitliness	3:08pm-Trailer with no wheels or axel at property.
12/12/2014	72	Sagemont Cir	Monument Creek	Vehicle	2:54pm-ATV parked on driveway.
12/12/2014	120	Sagemont Cir	Monument Creek	Trash	2:55pm-Trash cart out.
12/12/2014	40	Spruce Ct	Monument Creek	Trash	2:55pm-Trash cart out.
12/12/2014	51	Sumac Ct	Monument Creek	Unsignitliness	3:08pm-Ladder leaning against the garage.
12/12/2014	11	Willowview Way	Monument Creek	Vehicle	3:16pm-ATV on trailer parked at property. No letter sent.
12/12/2014	23	Willowview Way	Monument Creek	Trash	3:16pm-Trash cart out.
12/12/2014	5	Black Sulphur Pl	Tamarisk Meadows	Vehicle	2:27pm-ATV is parked on the driveway.
12/12/2014	36	Crestone Pl	Tamarisk Meadows	Trash	2:34pm-Trash cart out.
12/17/2014	47	Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	2:44pm-Silver Lincoln Towncar expired CO tags 205-PCD 9/14
12/17/2014	39	Godfield Ct	Tamarisk Meadows	Unsignitliness	2:57pm-Oil change drain pad sitting out.
12/12/2014	48	Goldfield Ct	Tamarisk Meadows	Unsignitliness	2:45pm-Washing machine on the side of the house.
12/17/2014	252	Mineral Springs Cir	Tamarisk Meadows	Trash	2:55pm-Trash cart out.
12/12/2014	302	Mineral Springs Cir	Tamarisk Meadows	Vehicle Repairs	2:23pm-Working on a Jeep on ramps on the driveway.
12/17/2014	22	Cedar Cir	Tamarisk Village	Trash	2:42pm-Trash cart out. No letter sent.
12/12/2014	11	E Bonanza Pl	Tamarisk Village	Trash	2:21pm-Trash cart out.
12/17/2014	83	E Tamarack Cir	Tamarisk Village	Maintenace of Property	2:44PM-Broken gate.
12/12/2014	132	E Tamarack Cir	Tamarisk Village	Trash	2:18pm-Trash cart out.
12/12/2014	144	E Tamarack Cir	Tamarisk Village	Vehicle	2:18pm-Trailer is parked on driveway. No letter sent.
12/17/2014	186	E Tamarack Cir	Tamarisk Village	Trash	2:35pm-Trash cart out.
12/17/2014	250	E Tamarack Cir	Tamarisk Village	Trash	2:36pm-Trash cart out.

12/17/2014	13	Queen City Cir	Tamarisk Village	Trash	2:48pm-Trash cart out.
12/12/2014	90	W Bonanza Pl	Tamarisk Village	Trash	2:22pm-Trash cart out.
12/17/2014	12	W Tamarack Cir	Tamarisk Village	Unsignitiness	2:48pm-Grey plastic tub sitting out.
12/17/2014	76	W Tamarack Cir	Tamarisk Village	Trash	2:37pm-Trash cart out.
12/12/2014	318	Meadow Creek Dr	The Reserve	Vehicle	4:08pm-Trailer parked on driveway. No letter sent.
12/12/2014	37	Valley View Pl	The Reserve	Trash	4:08pm-Trash cart out.
12/12/2014	37	Valley View Pl	The Reserve	Vehicle	4:08pm-Flat bed trailer with gocart at property.
12/31/2014	0	Angelica Cir	Valley View	Vehicle	1:04pm-Illegally street parked vehicle, move or tow ticket
12/12/2014	53	Angelica Cir	Valley View	Unsignitiness	3:47pm-Red/white cooler by front door.
12/17/2014	59	Angelica Cir	Valley View	On street parking	2:22pm-Toyota Camry parked on street. No letter sent.
12/17/2014	59	Angelica Cir	Valley View	Unsignitiness	2:22pm-Red cooler left out.
12/17/2014	89	Angelica Cir	Valley View	Vehicle	2:30pm-Trailer parked along the side of the unit in common area. No letter sent.
12/14/2014	89	Angelica Cir	Valley View	Vehicle	2:13pm-Illegally parked trailer, move or tow ticket
12/12/2014	119	Angelica Cir	Valley View	Trash	3:46pm-Trash cart out.
12/17/2014	103	Cliff View Cir	Valley View	Unsignitiness	2:27pm-Wheel barrow sitting out.
12/17/2014	110	Cliff View Cir	Valley View	Trash	2:27pm-Trash cart out.
12/17/2014	218	Cliff View Cir	Valley View	Side Yard	2:27pm-Jeep CO tags 725-ECA parked in the side yard.
12/12/2014	218	Cliff View Cir	Valley View	Trash	3:52pm-Trash cart out.
12/17/2014	229	Cliff View Cir	Valley View	Trash	2:29pm-Trash cart out.
12/12/2014	22	Cliff View Ct	Valley View	Trash	3:52pm-Trash cart out.



BATTLEMENT MESA  
Service Association

Public and Community Relations  
Committee Meeting Update  
January 20, 2015 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 December 2014, there were 10,730 visits to the Battlement Mesa website, and 52,039 page views on the site and 1,084,526 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 571 up 1. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The December Newsletter attained a 50% open rate and 10% click through rate. The January 2015 Newsletter was distributed on January 15<sup>th</sup>.
- **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 and we are trying to make it more active and hopefully more engaging with more frequent updates. We now have 134 "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. <https://www.facebook.com/battlementmesacolorado/timeline>
- **You Tube** With help and direction from Hill-Aveium, we have revamped our You Tube page. The header has been completely redone and the videos are grouped into playlists. Since You Tube is owned by Google, Google analytics are available. A summary of 2015 activity is shown below.

<b>Views</b>	1786
<b>Minutes Watched</b>	3965
<b>Likes</b>	2
<b>Dislikes</b>	1
<b>Comments</b>	23
<b>Top Playback Locations</b>	You Tube 98%, Embedded Player in Website 1.3%, Other .6%
<b>Top Traffic Sources</b>	You Tube Search 37%; You Tube Suggested Video 27%, Direct 18%, Other 19%
<b>Top Five Geographies</b>	United States, United Kingdom, Canada, Germany, Japan
<b>Total Country Exposure</b>	Viewed in 65 countries around the world including 1 view in the Faroe Islands.

The easiest way to view our You Tube page is to go to the Battlement Mesa website and click on View All Videos at the middle right side of the page.

- **Google +** We now have a "presentable Google + page. We have more work to do on this page; however it is now very professional and presents a nice image of Battlement Mesa. I believe that we can continue to improve the page with more content, such as more photos, but this is a nice beginning. You can also view all of our videos from our Google + page.

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*The Colorado Dream*

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 **BATTLEMENT MESA**  
**Service Association**

- NWCCHT. The next work session is scheduled for January 21<sup>st</sup>. We believe 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. Ultimately, we would also like to install a duplicate sign in Battlement Mesa.

**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. 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

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*The Colorado Dream*

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**BMSA Board of Directors Meeting  
January 20, 2015  
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: December 5, 2014  
Attended by: Keith Lammey  
Next Meeting: February 18, 2015**

**Overview:**

The AGNC last met on December 5, 2014 in Parachute, Colorado at the Parachute Town Hall. As previously reported, Scott McGinnis resigned as the Association's Executive Director and Bonnie Peterson was hired as the new Executive Director. Ms. Peterson previously served at the Executive Director for Club 20.

Since the Colorado Legislative Session has begun, so has the weekly AGNC legislative session review calls. These conference calls are held at noon on Fridays and often last over an hour. Participants engage in a discussion of the bills which are being considered by the State Legislators and decide whether they want to take a position for, against or simply monitor bills that have been identified as having a potential impact on Northwest Colorado. I represent Battlement Mesa on these weekly calls. These calls are led by the AGNC Chair with assistance from the AGNC's Government Relations Team, Orf & Orf.

Tentative Dates for the 2014 AGNC meetings are listed below. You will note that the AGNC will be meeting once in Battlement Mesa and once in Parachute. These are open meetings and I encourage you to attend.

- |                                           |                 |               |
|-------------------------------------------|-----------------|---------------|
| • Wednesday, February 18 <sup>th</sup> .  | Grand Junction  | 9:00am-1:30pm |
| • Wednesday, March 18 <sup>th</sup> .     | Battlement Mesa | 9:00am-1:30pm |
| • Wednesday, April 15 <sup>th</sup> .     | Rifle           | 9:00am-1:30pm |
| • Wednesday, May 20 <sup>th</sup> .       | Rangely         | 9:00am-1:30pm |
| • Wednesday, June 17 <sup>th</sup> .      | Craig           | 9:00am-1:30pm |
| • Wednesday, July 15 <sup>th</sup> .      | Fruita          | 9:00am-1:30pm |
| • Wednesday, August 19 <sup>th</sup> .    | Hayden          | 9:00am-1:30pm |
| • Wednesday, September 16 <sup>th</sup> . | Palisade        | 9:00am-1:30pm |
| • Wednesday, October 21 <sup>st</sup> .   | Parachute       | 9:00am-1:30pm |
| • Wednesday, November 18 <sup>th</sup> .  | Grand Junction  | 9:00am-1:30pm |

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**

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## Manager Report

Date: January 20, 2015  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**Street Light LED Retrofits:** I was notified by Holy Cross Energy this past month that the BMSA will receive a rebate of \$25,400 for the street light LED retrofits completed this past year.

**Architectural Inspector Contract:** BMSA Management was contacted this past week by a building contractor concerning the construction of a new residence in the 1<sup>st</sup> Eagles Point subdivision. In reviewing the architectural review requirements it occurred to us that the BMSA does not currently have a contract in place to conduct the inspections of the residence. No new residences have been conducted in Battlement Mesa during the last six years so a new contract had not been approved. I have contacted the previous contractor, Keith Sheppleman, to see if he is interested in renewing a contract with the BMSA. Mr. Sheppleman has indicated that he is interested in a new contract. I would recommend the Board enter into a contract with Mr. Sheppleman which would go into effect once a building permit has been issued by the County Planning Department.

**Maintenance Items:** This past month fence pickets and broken posts were repaired/replaced along Stone Quarry Road in the Saddleback Village and Tamarisk Village areas. Two faded "Snow Plow Route" signs were replaced in Battlement Creek Village and two new signs were added in the Reserve.

**2014 BMSA Operations Recap:** The financial position of the BMSA remains strong as 2014 year end reserves accrued to \$828,000. This was despite capital expenditures of \$144,000 for LED retrofits of street lights, Battlement Parkway median improvements, tree replacement in the common areas and irrigation improvements and hydro-seeding of the property at 8935 CR 300.

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