



Approved 03.17.15

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 17, 2015

Present:	Keith Lammey Sara McCurdy John Shepherd Eric Schmela Laurel Koning George Smith 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 Director, Battlement Creek Village Director, Fairway Villas 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:	Denise Gallegos	Declarant, Battlement Mesa Partners
Also Present:	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
Community Members Present:	Jane Rivet Thom Hamick Don Gray	Jay Haygood Chuck Hall

**OWNER'S OPEN FORUM**

Thom Hamick, a representative for the Kiwanis Club, stated that the club usually installs a sign on top of the sign at the golf course for the annual Kiwanis golf tournament. Since the Sand Wedge Grill sign has been installed there the club is asking to install a sign on the grass in front of the water fall for approximately 4-5 weeks. The club is also asking to install a flag type sign on the BMSA property near the Colorado River bridge. The Board agreed to discuss the issue later in the meeting.

**CALL TO ORDER**

Director Lammey presided and called the meeting to order at 9:04 am.

**WELCOME NEW BOARD MEMBER**

Director Lammey welcomed new Board member George Smith from the Fairway Villas.

Director Smith stated that he and his wife Cynthia lived in Estes Park for 14 years prior to moving to Battlement Mesa.

**EXCUSE BOARD MEMBERS**

Director Lammey excused absent Board member Denise Gallegos.

**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 Grove to approve the January 20, 2015 minutes as presented. The motion carried unanimously.

#### **FINANCIAL REPORTS**

A motion was made by Director Arrington and seconded by Director Davidson to approve the January 2015 financial statements; subject to audit. The motion carried unanimously.

#### **COMMITTEE REPORTS**

**Finance Committee:** See attached report.

**Architectural/Covenant Committee:** See attached reports.

Thom Hamick, chairman for the Architectural Committee, stated that there 2 applications for New Home Building and Short Form for Repainting, Landscaping and other Minor Projects. One of the forms is for BMSA and the other form is specifically for Eagle's Point subdivision. The committee would like to compare the two applications and come up with one form for all of BMSA. The Board of Directors asked Mr. Hamick to move forward with making the two applications into one.

**Oil & Gas Committee:** See attached letter.

**Parks/Open Space/Trails Committee:** No report

**Planning Committee:** See attached report.

**Public & Community Relations Committee:** See attached report.

**Public Works Committee:** No meeting.

Delegate Schmela stated that he is meeting with Garfield County Road and Bridge to discuss any roads in the PUD that may need repairs.

**Associated Governments of Northwest Colorado:** See attached report.

#### **MANAGER'S REPORT**

See attached report.

Mr. Rippy reported that Garfield County Road and Bridge is installing drainage pans at Horizon Circle and Thunderburg Trail, Mineral Springs Circle and Goldfield Court and on Bent Creek Circle.

#### **DEVELOPER REPORT**

Declarant Schmela reported that the GVFPD will be doing a controlled brush burn near the four corners area.

Declarant Schmela reported that the Battlement Mesa Colorado sign along I70 will be replaced soon.

Declarant Schmela reported that he is still working with Ursa regarding the B & D pads within the PUD.

**NEW BUSINESS****Street Sweeping Contract**

A motion was made by Director Grove and seconded by Director Short to approve the street sweeping contract between the BMSA and BMMD. The motion carried with Director McCurdy abstaining.

**HindmanSanchez Legal Services Contract**

A motion was made by Director Grove and seconded by Director Toomey to approve the 2015 legal services agreement with HindmanSanchez. The motion carried unanimously.

**Fence Replacement**

Mr. Rippy reported that the cost estimate for fence replacements included in the packet includes installation but not removal of the old fences.

Director Short stated that we may want to look into moving the sprinklers and grass adjacent to the fences and install curb and rock to keep the sprinklers from spraying on the fences. The fences could then be power washed and stained or sealed back to their original color.

The Board of Directors decided that more research needs to be done before any decisions are made. A temporary committee consisting of Director Short, Director Hoy, Director Constine, Jay Haygood and Steve Rippy was formed to do more research into fence replacement.

**Kiwanis Temporary Sign Placement**

A motion was made by Director Davidson and seconded by Director Constine to allow the Kiwanis club to install a temporary sign in the grass in front of the water fall and on the BMSA property near the Colorado River bridge. The motion carried unanimously.

**OLD BUSINESS****Commercial Property Dues**

See attached report.

The Board of Directors asked the Finance Committee to continue researching the commercial property dues.

**OTHER BUSINESS**

Director Koning stated that Battlement Creek Village is still working on the process to allow storage sheds. Director Koning and Mr. Rippy met with some residents of BCV to discuss the language that needs to be in the proposal.

Jane Rivet stated there is a town hall meeting scheduled for February 28, 2015 at 10:00 am to discuss home owner's associations. The meeting is open to the public.

The Board of Directors reviewed a slide show presentation regarding the Town of Parachute comprehensive plan survey that was conducted. The next meeting is scheduled for March 4, 2015 at the town hall in Parachute.

**Adjournment**

The meeting adjourned at 11:16 am.

# BMSA Financial Committee

## February 17, 2015 Report on Financial Documents

### For January 2015

#### Operating Accounts

This report is for the first month of our financial year. The bottom line for the first month is positive but since it is only the first month it is too early to base any assumptions for the year. Copies of the January 2015 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 but subject to audit.

On the income side, the results are very positive but again it too early to make any assumptions. As noted in the past, Miscellaneous Revenues continue to be higher than budget. These reflect rebates from Holy Cross and other miscellaneous items.

On the expense side, the actuals are significantly lower than budgeted amounts. But again it is too early to make any assumptions. The bottom line is very positive by some \$65,000.

On the Balance Sheet, the Accounts Receivable is high but it is the first of the year and reflects the pending HOA fees and is normal for this time of year.

#### Reserve Accounts

We also reviewed the Reserve Accounts invested with Edward Jones. They continue to earn small amounts but are consistent with the State Laws of investing in secure accounts.

## **BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE**

Meeting minutes: December 17, 2014

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

Agenda:

Meeting minutes from November 5, 2014 approved

Letter is attached to minutes

Applications:

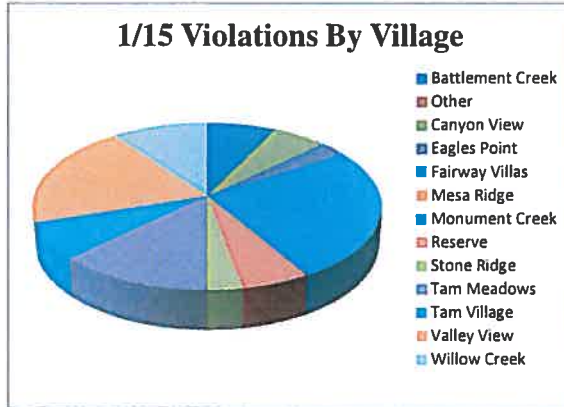
1. 107 Eagle Drive, Eagle's Point  
Owner: Armando & Leticia Alvarado  
Request: Install solar system  
Completion Date: January 31, 2015  
Action: Approved
  
2. 98 Roan Creek Drive, Battlement Creek Village  
Owner: John & June Zacharias  
Request: Install solar system  
Completion Date: January 31, 2015  
Action: Approved
  
3. 67 West Bonanza Place  
Owner: Pedro & Marisol Valdez  
Request: Paint fence  
Completion Date: Already done  
Action: Approved

Report Period: January 2016

Violations YTD 70  
Violations This Mo. 70

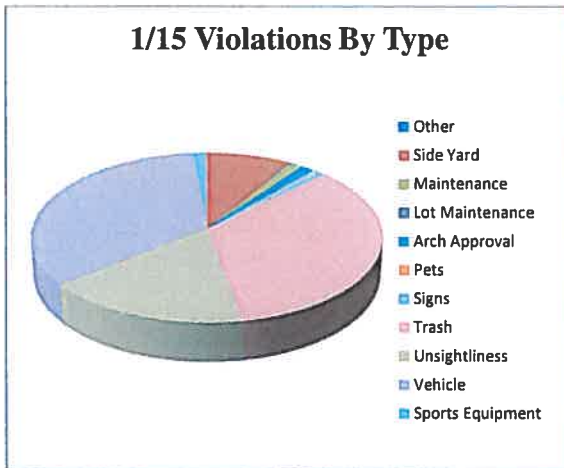
Covenant Protection Violation Report  
Report Prepared By: Keith Lamme  
Jan-15

	Monthly Violations By Village	% of Total Violations
Battlement Creek	5	7%
Other	0	0%
Canyon View	4	6%
Eagles Point	2	3%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	18	26%
Reserve	4	6%
Stone Ridge	2	3%
Tam Meadows	9	13%
Tam Village	5	7%
Valley View	14	20%
Willow Creek	7	10%



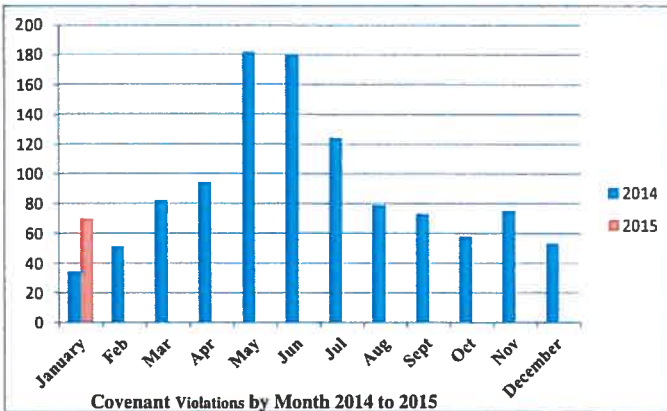
70	100%
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	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	6	9%
Maintenance	1	1%
Lot Maintenance	0	0%
Arch Approval	1	1%
Pets	0	0%
Signs	1	1%
Trash	24	34%
Unsignltness	12	17%
Vehicle	24	34%
Sports Equipment	1	1%



70	100%
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	2014	2015
January	34	70
Feb	51	
Mar	82	
Apr	94	
May	182	
Jun	180	
Jul	124	
Aug	79	
Sept	73	
Oct	58	
Nov	75	
December	53	



1085	70
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Report Date: 1/30/2015		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
1/25/2015	151	Battlement Creek Trl	Battlement Creek	Unsignitliness	10:30am-4 bags of stuff stacked in front of the garage, metal cage and hitch near the garage.
1/11/2015	184	Battlement Creek Trl	Battlement Creek	Illegal Sign	4:03pm-We are united in orange Bronco sign.
1/11/2015	182	Boulder Ridge Dr	Battlement Creek	Trash	3:59pm-Trash cart out.
1/25/2015	192	Roan Creek Dr	Battlement Creek	Side Yard	10:43am-Grey Chev truck parked to the left of the driveway.
1/25/2015	301	Roan Creek Dr	Battlement Creek	Unsignitliness	10:42am-3 large trash bags stacked by the garage.
1/11/2015	32	Aster Ct	Canyon View	Trash	3:16pm-Trash cart out.
1/11/2015	45	Cedar Ct	Canyon View	Maintenance of Property	3:19pm-Damaged garage door.
1/11/2015	45	Cedar Ct	Canyon View	Trash	3:19pm-Trash cart out.
1/25/2015	223	Limberpine Cir	Canyon View	Trsh	9:42am-Trash cart out.
1/25/2015	20	Eagle Ct	Eagle's Point	Vehicle	10:51am-Large trailer parked on street CO tags 459-XMK parked near Chev truck that has J & A Service on the door.
1/25/2015	36	Eagle Ct	Eagle's Point	Vehicle	10:51am-Large trailer parked on street CO tags 459-XMK parked near Chev truck that has J & A Service on the door.
1/25/2015	41	Aspen Way	Monument Creek	Vehicle	Vehicle
1/25/2015	98	Dogwood Ln	Monument Creek	Unsignitliness	9:30am-Cabinet on the side of the house.
1/25/2015	16	Holly Way	Monument Creek	Abandoned Vehicle	9:14am-Red/Grey Chev truck with flat tire on front. CO tags 700-RAC.
1/25/2015	41	Holly Way	Monument Creek	Trash	9:13am-Trash cart out.
1/25/2015	41	Holly Way	Monument Creek	Unsignitliness	9:13am-Bldg material etc leaning against the house and fence.
1/25/2015	51	Pinetree Pl	Monument Creek	Vehicle	9:12am-Utility trailer parked at property. No letter sent.
1/25/2015	59	Pinyon Pl	Monument Creek	Sports Equipment	9:36am-BB hoop about 2 feet into the street.
1/25/2015	89	Ponderosa Cir	Monument Creek	Unsignitliness	9:21am-Old tire laying on the driveway.
1/25/2015	289	Ponderosa Cir	Monument Creek	Unsignitliness	9:28am-Frame of a trailer on jacks on driveway.
1/25/2015	104	Rosewood Way	Monument Creek	Trash	9:19am-Trash cart out.
1/25/2015	166	Rosewood Way	Monument Creek	Abandoned Vehicle	9:18am-Jeep parked on driveway. CO tags 443-ZBV expired 03/14.
1/25/2015	102	Sagemont Cir	Monument Creek	Trash	9:09am-Trash cart out.
1/25/2015	120	Sagemont Cir	Monument Creek	Trash	9:10am-Trash cart out.
1/11/2015	98	Dogwood Ln	Monument Creek	Trash	3:05pm-Trash cart out.
1/11/2015	98	Dogwood Ln	Monument Creek	Unsignitliness	3:05pm-Large indoor storage cabinet on the side of the house.
1/11/2015	358	Ponderosa Cir	Monument Creek	Vehicle	3:06pm-Trailer parked on driveway. No letter sent.
1/11/2015	166	Rosewood Way	Monument Creek	Abandoned Vehicle	2:59pm-Jeep with tags 443-ZBV expired 03/14.
1/11/2015	102	Sagemont Cir	Monument Creek	Trash	2:52pm-Trash cart out.

1/11/2015	36 Alder Ct	Stone Ridge	Trash	3:14pm-Trash cart out.
1/25/2015	340 Lodgepole Cir	Stone Ridge	Side Yard	9:39am-Small truck parked in the rocks.
1/11/2015	26 Baker Hill Pl	Tamarisk Meadows	Trash	2:47pm-Trash cart out.
1/25/2015	46 Crestone Pl	Tamarisk Meadows	Trash	9:00am-Trash cart out.
1/25/2015	47 Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	9:00am-Silver Lincoln in front of 27 Crestone Pl. CO tags 205-PCD expired 09/14.
1/11/2015	37 Little Phoenix Way	Tamarisk Meadows	Vehicle	2:47pm-Large flatbed trailer parked on driveway. No letter sent.
1/11/2015	56 Little Phoenix Way	Tamarisk Meadows	Trash	2:47pm-Trash cart out.
1/11/2015	264 Mineral Springs Cir	Tamarisk Meadows	Trash	2:47pm-Trash cart out.
1/25/2015	324 Mineral Springs Cir	Tamarisk Meadows	Trash	8:57am-Trash cart out.
1/11/2015	324 Mineral Springs Cir	Tamarisk Meadows	Trash	2:45pm-Trash cart out.
1/11/2015	404 Mineral Springs Cir	Tamarisk Meadows	Side Yard	2:43pm-Greg Chev truck parked in side yard to the right of the driveway.
1/11/2015	34 Cedar Cir	Tamarisk Village	Vehicle	2:37pm-Snowmobile sitting on driveway.
1/11/2015	216 E Tamarack Cir	Tamarisk Village	Vehicle	2:31pm-2 wheeled trailer parked on driveway. No letter sent.
1/25/2015	30 Queen City Cir	Tamarisk Village	Trash	8:51am-Trash cart out.
1/11/2015	108 Queen City Cir	Tamarisk Village	Unsignhtiness	2:39pm-Ladder and riding lawn mower sitting out in back yard.
1/11/2015	163 W Tamarack Cir	Tamarisk Village	Architeturral Approval	2:33pm-Enclosed patio.
1/25/2015	42 Eagle Rock Pl	The Reserve	Trash	10:40am-Trash cart out.
1/11/2015	318 Meadow Creek Dr	The Reserve	Vehicle	3:52pm-Trailer parked on street attached to vehicle. No letter sent.
1/25/2015	318 Meadow Creek Dr	The Reserve	Vehicle	10:16am-Trailer parked on the street
1/25/2015	588 Meadow Creek Dr	The Reserve	Unsignhtiness	10:35am-Snowblower sitting out, dog fence panels against the garage, luggage roof rack to the right of the property.
1/11/2015	31 Angelica Cir	Valley View	Trash	3:22pm-Trash cart out.
1/11/2015	33 Angelica Cir	Valley View	Trash	3:22pm-Trash cart out on Monday 1/5/15.
1/25/2015	119 Angelica Cir	Valley View	Trash	9:51am-Trash cart out.
1/11/2015	0 Bryan Loop	Valley View	Vehicle	3:25pm-Snowmobile trailer parked in parking area. No letter sent. Trailer was ticketed.
1/25/2015	73 Bryan Loop	Valley View	Vehicle	10:02am-Trailer parked on the driveway.
1/25/2015	75 Bryan Loop	Valley View	Trash	10:02am-Trash cart out.
1/11/2015	75 Bryan Loop	Valley View	Trash	3:35pm-Trash cart out.
1/25/2015	19 Cliff View Cir	Valley View	Side Yard	10:03am-Truck parked on the grass to the right of the driveway.
1/25/2015	172 Cliff View Cir	Valley View	Vehicle	10:04am-White cargo trailer parked at property.



1/11/2015	276	Cliff View Cir	Valley View	Vehicle	3:30pm-Large cargo trailer attached to truck parked at property. No letter sent.
1/11/2015	282	Cliff View Cir	Valley View	Abandoned Vehicle	3:30pm-White cargo van parked on street no rear tags. Front plate CO 260-WNJ.
1/11/2015	10	Jessica Ln	Valley View	Abandoned Vehicle	3:37pm-Travel trailer parked on street tags 889-VUW expired 9/14.
1/25/2015	10	Jessica Ln	Valley View	Unsignitiness	9:54am-Full sheet of 4X8 plywood leaning against the garage.
1/25/2015	17	Jessica Ln	Valley View	Abandoned Vehicle	9:54am-Dodge truck in the parking area to the right of the property WY plates 2 flat tires.
1/11/2015	49	Ridge View Pl	Willow Creek	Vehicle	3:42pm-Large flatbed trailer parked on street. No letter sent.
1/11/2015	38	Willow Creek Ct	Willow Creek	Vehicle	3:43pm-There was a disaster here and they have been allowed to park a trailer there for cleanup purposes.
1/25/2015	37	Green Mesa Pl	Willow Creek	Side Yard	10:10am-Ford truck parked in the rocks.
1/25/2015	37	Green Mesa Pl	Willow Creek	Unsignitiness	10:12am-Debris/wood pallet leaning against the fence.
1/25/2015	41	Green Mesa Pl	Willow Creek	Side Yard	10:12am-Grey Bronco parked in the rocks to the right of the driveway.
1/25/2015	41	Green Mesa Pl	Willow Creek	Unsignitiness	10:12am-Snowmobile parked in grass, wheels & tires piled up, wood pallet leaning against the house.
1/25/2015	207	Willow Creek Trl	Willow Creek	Oversized Vehicle	10:17am-F450 truck parked on the street in front of house. Colorado tags 404-ZSC.



# Ursa Operating Company LLC

792 Buckhorn Drive, Rifle, CO 81650

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January 29, 2015

Battlement Mesa Service Association  
Attn; Battlement Mesa Oil & Gas Committee  
401 Arroyo Drive  
Battlement Mesa, CO 81635

Re: Development Plan January – June 2015

Dear Committee Members,

As a follow-up to several conversations with members of community over the past several of weeks, below find Ursa's current 6 month development plan for the Battlement Mesa general area. **Please note that none of the following pads are within the Battlement Mesa P.U.D and that all plans are subject to change without further notice.**

**Speakman A** – This existing Pad (located off of County Road 300) currently has 12 producing gas wells located on it. Ursa plans to drill an additional 8 wells, beginning in the first part of February.

**Yater Pad** – The Yater Pad (located off County Road 303 and near the existing Watson A and planned Watson B Pad) is currently being constructed with drilling operations expected to commence in early March. This first occupation plan is for 8 wells, with a second occupation at a later date of 12 additional wells.

**Watson B** – The Watson B Pad (located off County Road 303 and adjacent to the existing Watson A Pad) will be constructed in early February, immediately following the Yater Pad construction. The drill rig will move from the Yater Pad to the Watson B Pad to drill 14 total wells in a single occupation.

**Tompkins Pad** – Already constructed and located northeast of Battlement Mesa, off of County Road 309, drilling operations will commence after the Watson B pad wells are complete. The first 11 wells on this pad will be drilled following the Watson B Pad wells, estimated to be in early June. A second occupation will follow sometime later in 2015 with a planned additional 7 wells.

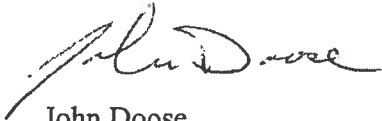
Battlement Mesa Oil & Gas Committee  
re: Operational Update  
January 29, 2015  
Page 2 of 2

Ursa appreciates the opportunity to communicate about our upcoming drilling plans and looks forward to providing further update at our regularly scheduled Battlement Mesa Community meeting in March.

Thank you and please let us know if you have any additional questions or concerns.

Sincerely,

**URSA OPERATING COMPANY LLC**



John Doose  
Field Landman  
970-379-0008 cell

cc:

Battlement Mesa Concerned Citizens  
Attn: Mr. Dave Devanney and Mr. Doug Saxton  
P. O. Box 6000  
Battlement Mesa, CO 81635

Garfield County Oil & Gas Liaison  
Attn: Kirby Wynn  
108 8th Street, Suite 213  
Glenwood Springs, CO 81601



Parachute/Battlement Mesa Comprehensive Plan  
Update/Status, February 12, 2015

During the fall of 2014, Parachute City Manager, Stuart McArthur invited Battlement Mesa to join with the city in developing a long range comprehensive plan that would include vision and direction for both communities. A Memorandum of Understanding (MOU) between the management of the two communities was established concerning responsibilities.

Parachute obtained the services of RPI Consulting to guide and facilitate development of a Comprehensive Plan to include both communities. RPI kicked off the planning activity on January 21st with a meeting at Parachute Town Hall. Attendees were city personnel, planning advisory team, and interested citizens. This meeting introduced the RPI team, described the process, the scope, geographic boundaries, and a plan to proceed. RPI expects development of the Comprehensive Plan to take approximately a year.

On February 2<sup>nd</sup>, a "Vision Workshop" open to all citizens was held at Town Hall. There was good turnout for this meeting with 50 - 60 citizens from the plan area. All attendees took part in the meeting via "key pad" polling. A series of questions were presented concerning social, economic and community direction ideas. Additional polling of all citizens will be conducted by mail in the near future. Citizens are encouraged to complete and return the survey as data gathered will be used in forming the long range vision for our communities.

An Advisory Team meeting is scheduled for Wednesday, March 4<sup>th</sup> at 6PM in the Town Hall. This meeting is scheduled to plan an Economic Development Strategy. Following on March 18<sup>th</sup> will be an Economic Development Summit, a workshop requesting citizens input.

Several advisory and citizen work sessions will be scheduled before the plan is complete. All work sessions are to be open for citizen participation.

Submitted by Don Gray, Planning Committee

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*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



BATTLEMENT MESA  
Service Association

Public and Community Relations  
Committee Meeting Update  
February 17, 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 January 2015, there were 11,874 visits to the Battlement Mesa website, 60,402 page views on the site and 1645,784 hits. All three amounts are an increase over the prior month. (*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 568. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The January Newsletter attained a 45% open rate and 22% click through rate. In addition to the regular monthly newsletter, during January a Special Edition Newsletter was distributed. The extra edition was issued to promote attendance at the Comp Plan meeting. The Special Edition attained a 44% open rate and 10.3% click through rate.
- Showcase Positive Lifestyle We have begun working on the 2014 Report to Members. Again this year, Jennifer Perez will be assisting with the final design and layout. The report will be distributed at the upcoming BMSA Annual Meeting on April 23<sup>rd</sup>. We would welcome suggestions about content.
- Facebook Our Facebook page revision has created more interest as shown by the increase in our "likes" from 134 to 154. Our focus is toward a more active and hopefully more engaging Facebook page. If you have a Facebook account, please join our friend list and, encourage others to do so. The page can be accessed from the icon at the top right of the Battlement Mesa website or at. <https://www.facebook.com/battlementmesacolorado/timeline>
- You Tube Our You Tube page continues to be active with 155 views of our videos between January 14, 2015 and February 10, 2015. Three Winterfest videos were added within the last 30 days. We have 8 subscribers to our You Tube channel. 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 + Our recent videos can also be viewed by going to our Google + page. We still planning to add more content, such as more photos to this page.
- NWCCHT. 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."

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*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



BATTLEMENT MESA

# Service Association

- Continue our work on the design and publication of the 2014 Annual Report to Members. 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*

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

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: [BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)



**BMSA Board of Directors Meeting  
February 17, 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. The next meeting is scheduled for February 18, 2015 and will be held in Grand Junction. The March 18<sup>th</sup> meeting will be held in Battlement Mesa. The agenda for the February meeting has not yet been published.

As expected, our weekly AGNC legislative conference calls have attracted many participants, including some from Delta which (currently) is not in the AGNC member area. The calls are held on Friday at noon and usually last about an hour.

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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*The Colorado Dream*

### Manager Report

Date: February 17, 2015

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

**Street Sweeping Contract:** With the spring approaching the BMMD needs to once again enter into a contract with the BMMD to provide street sweeping services for the BMSA. The 2015 contract amount of \$15,000 is unchanged from previous years and provides one sweeping for the sub associations and two sweepings for the remaining villages with an option for a third sweeping at an additional cost of \$3,000.

**Legal Services Contract:** The BMSA contract with Hindman/Sanchez to provide legal services is also in need of renewal. The proposed yearly retainer is unchanged, the retainer provides for unlimited telephone consultation regarding legal and other questions and status of on-going work performed on behalf of the BMSA. They are proposing an increase of \$50.00 for all demand letters and bankruptcy monitoring and a \$25.00 increase for court motions. As you may recall they did not raise these fees last year. The BMSA has retained this firm for many years and they are very familiar with the BMSA's governing documents. I believe Hindman/Sanchez has done a good job of providing legal services to the association and would recommend the Board once again renew a contract with the firm.

**Fence Replacement:** Per the Board's request I have provided in your packet cost estimates for replacing community fences in the PUD. There are three varieties of fencing materials for consideration ranging in prices of \$25 to \$40 per lineal foot.

**Street Sign Replacement:** I have identified 30 street signs in the community that need replacement due to fading or damage. I have placed an order for the signs.

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*The Colorado Dream*

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**Current assessments paid by commercial properties located within the boundaries of the BMSA.**

<u>Commercial Facility</u>	<u>Current Calculated Assessments</u>	<u>Annual Assessment Payment</u>
Town Center	123.0	\$ 44,252
Saddleback Center	43.5	\$ 12,876
Golf Course	26.5	\$ 7,844
Saddleback Storage	25.5	\$ 7,548
Alpine Bank	7.0	\$ 2,072
Kum & Go	7.0	\$ 2,072
<u>Butler Building</u>	<u>1.0</u>	<u>\$ 444</u>
Total Commercial	233.5	\$ 69,116

As a comparison I have listed the annual assessments paid per village.

<u>Community</u>	<u>Current Calculated Assessments</u>	<u>Annual Assessment Payment</u>
Monument Creek Village	291.5	\$ 86,284
Tamarisk Village	181.0	\$ 53,576
Tamarisk Meadows	108.0	\$ 31,968
Willow Creek Village	77.5	\$ 22,940
Battlement Creek Village	70.0	\$ 20,720
Stone Ridge*	61.5	\$ 18,204
Valley View*	54.5	\$ 16,132
Mesa Ridge*	42.5	\$ 12,580
The Reserve	41.0	\$ 12,136
Canyon View*	35.5	\$ 10,508
First Eagles Point*	21.0	\$ 6,216
<u>Fairways*</u>	<u>6.5</u>	<u>\$ 1,924</u>
Total	990.5	\$293,188

\*Denotes ½ assessment

The commercial properties listed above represent 9 separate individual properties that pay 10% of the total assessments. The residential properties listed above represent 1,187 separate individual properties that pay 40% of the total assessments.

In a more direct comparison the Town Center pays more than Willow Creek Village and Battlement Creek Village combined.

In analyzing the assessments paid by commercial in comparison to residential it does appear that commercial properties are carrying an inequitable share of the overall assessments.

The discussion at the January 20<sup>th</sup> Board of Director's meeting included the idea of possibly discontinuing the collection of commercial assessments as a means to improve economic opportunities for commercial development in Battlement Mesa.

Below I have provided data identifying the impacts of eliminating commercial assessments by projecting the annual assessment necessary on all remaining properties to maintain our current revenues from assessments.

Current: 2432.5 Units x \$296.00 = \$720,000

Modified: 2199.0 Units x \$327.42 = \$720,000

Net Increase: \$31.42 per unit annually to maintain current annual revenues.

I believe the analysis indicates that commercial property is carrying an inequitable share of the assessments. However, I believe it is appropriate for commercial properties to contribute toward the overall operations of the Service Association as these owners and businesses benefit from an attractive and maintained community. Therefore, establishing an equitable assessment is important to insure all property owners are paying a fair and equitable assessment to avoid harming any particular property class.

Currently commercial property assessment units are calculated by assigning one assessment unit per 500 square feet of building space. Residential property assessments are calculated at one assessment unit per housing unit regardless of the size of the residence. Sub-associations are calculated at one-half (1/2) an assessment unit per residence.

In an effort to create a more equitable assessment for commercial properties a potential modification could be to utilize the minimum residential building square footage as a factor for commercial properties. Battlement Creek Village has the largest minimum building requirements at 2,000 square feet.

As a possible modification the BMSA could utilize a standard of one assessment unit per 2,000 square feet on commercial buildings, any building less than 2,000 square feet would be charged one assessment regardless of the building's size.

Below is a comparison of current and modified commercial assessments if the BMSA were to modify the current square footage factor from 500 to 2000.

<u>Commercial Facility</u>	<u>Current Calculated Assessments</u>	<u>Current Assessment Payment</u>	<u>Modified Calculated Assessments</u>	<u>Modified Assessment Payment</u>
Town Center	123.0	\$ 44,252	30.25	\$ 8,954
Saddleback Center	43.5	\$ 12,876	10.85	\$ 3,212
Golf Course	26.5	\$ 7,844	6.60	\$ 1,954
Saddleback Storage	25.5	\$ 7,548	6.40	\$ 1,894
Alpine Bank	7.0	\$ 2,072	1.75	\$ 518
Kum & Go	7.0	\$ 2,072	1.75	\$ 518
Butler Building	1.0	\$ 444	1.00	\$ 296
<b>Total</b>	<b>233.5</b>	<b>\$ 69,116</b>	<b>58.60</b>	<b>\$ 17,346</b>

Total Net Assessment Payment Reductions: \$51,770 (75%)

Below I have provided data identifying the impacts of reducing the commercial assessment units based upon the modified 2,000 square foot building factor.

Current: 2432.5 Units x \$296.00 = \$720,000

Modified: 2257.6 Units x \$319.00 = \$720,000

Net Increase: \$23.00 per unit annually to maintain current annual revenues.

It should be noted that Battlement Mesa Company owns the largest share of the commercial properties listed above. In addition BMC owns 1,192 residential assessment units associated with the RV Park, Apartments and Saddleback Village. These units would also be required to pay the \$23.00 per unit increase. Therefore, the reduction in assessments charged to BMC would be limited to approximately \$14,120.

**Action Required to Modify Commercial Assessments:**

An amendment to the Declaration is needed to modify the commercial assessment calculation. An amendment would be drafted by the BMSA attorneys then the Board of Directors would have to approve the amendment. Once the Board approves the amendment the delegates representing a 2/3 majority would have to vote in favor to adopt the amendment.