

Approved 04/21/15

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

Present:	Keith Lammey Sara McCurdy John Shepherd Denise Gallegos Laurel Koning George Smith Bernita Grove Joel Toomey Eric Short John Constine Bob Arrington	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 Village Director, The Reserve Director, Willow Creek Village
Excused Board Members:	Eric Schmela Greg Davidson Brad Hoy	Declarant, Battlement Mesa Partners Director, Tamarisk Meadows Director, Valley View Village
Also Present:	Amie Martin	Association Administrative Assistance
Community Members Present:	Keith Sheppelman	Jeff Hill

OWNER'S OPEN FORUM
None

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

EXCUSE BOARD MEMBERS
Director Lammey excused absent Board members Eric Schmela, Brad Hoy and Greg Davidson.

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

JEFF HILL, SERVICE RECOGNITION
Director Lammey thanked Jeff Hill for the years of service to the Battlement Mesa Services Association and presented Mr. Hill with a plaque.

APPROVAL OF MINUTES
A motion was made by Director McCurdy and seconded by Director Grove to approve the February 17, 2015 minutes as presented. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Grove and seconded by Director Constine to approve the February 2015 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

Director Lammey reported that BMSA was awarded a grant from AGNC for \$5,000 and BMSA will match the \$5,000 to begin the process of building a "park" on BMSA'S 2.6 acres. Director Lammey has met with Connect 1 to begin the design process.

Planning Committee: See attached report.

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 Gallegos stated that Parachute/Battlement Mesa Park & Recreation District has signed the letter of intent with Battlement Mesa Company regarding the possible transfer of the golf course.

Declarant Gallegos stated that BMC has a new sign for the billboard along eastbound I70. The billboard is surrounded by private property. BMC is having trouble getting permission from all property owners to go onto the property to install the billboard. There is an old True Value sign along eastbound I70 at the Parachute/Battlement Mesa exit maybe that sign could be used to promote Battlement Mesa.

Director Koning entered the meeting at 10:00 am.

NEW BUSINESS

None

OLD BUSINESS

Commercial Property Dues

After discussion, the Board asked the committee to have further discussions.

OTHER BUSINESS

Director Koning stated that the annual community meeting will be held at the Grand Valley Fire Protection District in Battlement Mesa. The committee has received a bid of \$1,700 for food for 140 people from the Sand Wedge Grill and the committee feels the postage and supplies for the mailing will cost about \$450. Director Koning asked the Board to approve additional funds for the annual meeting.

A motion was made by Director McCurdy and seconded by Director Grove to approve expenditures up to \$5,000 for the annual community meeting. The motion carried.

Adjournment

The meeting adjourned at 11:05 am.

BMSA Financial Committee

March 17, 2015 Report on Financial Documents

For February 2015

Operating Accounts

This report is for the second month of our financial year. The bottom line for the second month continues in a positive position. However, It is too early to make any assumptions. Copies of the February 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 is too early to make judgements for the year. 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 \$60,890.

On the Balance Sheet, the Accounts Receivable is high but as the date of this reconciliation, it was partly due to the Developer had not made a full payment for the 1st quarter and as stated last month, this is not unusual in the 1st quarter.

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. The fund side is pending the transfer from Operating to the Reserve

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: February 4, 2015

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

Agenda:

Meeting minutes from December 17, 2014 approved

Letter attached to minutes

Discussed letters sent out over 25 Alder Court paint not being approved.

Applications:

1. 11 Cactus Court, Monument Creek Village
Owner: Bob & Kellie Novess
Request: Park in existing gravel area
Completion Date: Already complete
Action: Approved

2. 286 Mineral Springs Circle, Tamarisk Meadows
Owner: Jerry Wilson
Request: Park in existing gravel area and extend existing 4' fence 6' fence
Completion Date: August 26, 2015
Action: Approved

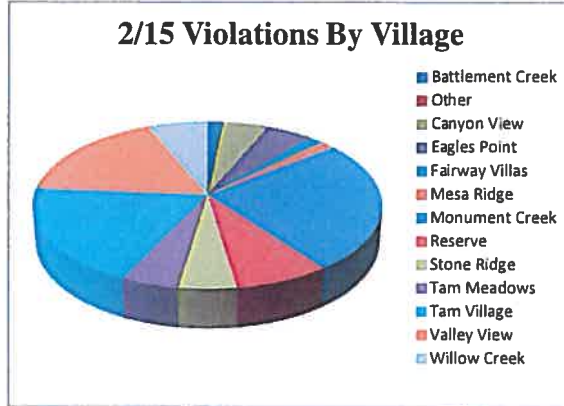
3. 163 W Tamarack Circle, Tamarisk Village
Owner: Alan & Teri Richards
Request: Install gates/rails on front porch
Completion Date: Already complete
Action: Approved

Report Period: February 2015

Violations YTD 133
Violations This Mo. 63

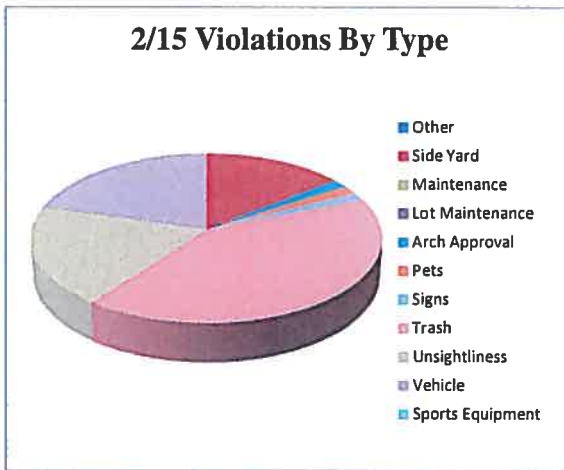
Covenant Protection Violation Report
Report Prepared By: Keith Lammy
Feb-15

	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	2%
Other	0	0%
Canyon View	3	5%
Eagles Point	3	5%
Fairway Villas	1	2%
Mesa Ridge	1	2%
Monument Creek	16	25%
Reserve	5	8%
Stone Ridge	3	5%
Tam Meadows	3	5%
Tam Village	12	19%
Valley View	11	17%
Willow Creek	4	6%



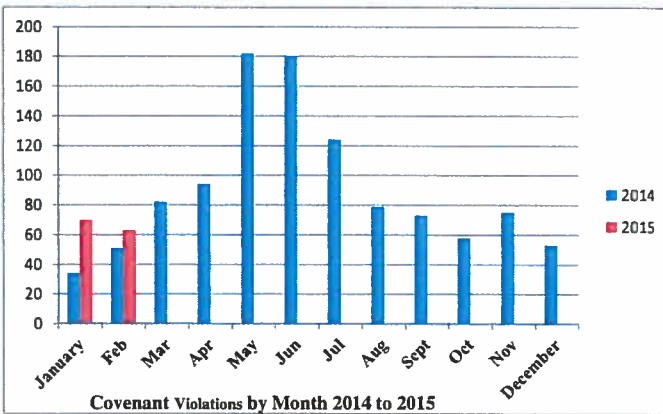
63	100%
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	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	9	14%
Maintenance	0	0%
Lot Maintenance	0	0%
Arch Approval	1	2%
Pets	1	2%
Signs	1	2%
Trash	26	41%
Unsignliness	12	19%
Vehicle	13	21%
Sports Equipment	0	0%



63	100%
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	2014	2015
January	34	70
Feb	51	63
Mar	82	
Apr	94	
May	182	
Jun	180	
Jul	124	
Aug	79	
Sept	73	
Oct	58	
Nov	75	
December	53	



1085	133
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Report Date: 2/28/2015		Report Prepared by: Keith Lammey			
Date	House No	Street	Village	Type	Description of Violation
2/22/2015	151	Battlement Creek Trl	Battlement Creek	Trash	1:31pm-Trash cart out.
2/22/2015	35	Aster Ct	Canyon View	Unsigntliness	1:04pm-Something in the rocks to the left of the garage.
2/25/2015	80	Limberpine Cir	Canyon View	Trash	2:01pm-Trash cart out.
2/23/2015	42	Poppy Ct	Canyon View	Pets running loose	Dog is not on a leash.
2/25/2015	291	Eagle Ridge Dr	Eagle's Point	Unsigntliness	2:30pm-Extension ladder to the left of the house.
2/13/2015	19	Talon Trl	Eagle's Point	Trash	5:00pm-Trash cart out.
2/25/2015	105	Talon Trl	Eagle's Point	Trash	2:29pm-Trash cart out.
2/13/2015	87	Hogan Cir	Fairways	Trash	5:00pm-Trash cart out.
2/22/2015	9	W Ridge Ct	Mesa Ridge	Oversized Vehicle	1:52pm-New Ford F450 Dually parked on driveway.
2/22/2015	46	Aspen Way	Monument Creek	Unsigntliness	12:29pm-Blue and white cooler on lawn.
2/25/2015	46	Columbine Ln	Monument Creek	Vehicle	1:57pm-Trailer attached to vehicle with snowmobiles parked on street. No letter sent.
2/22/2015	80	Columbine Ln	Monument Creek	Abandoned Vehicle	12:38pm-Chev Tahoe CO tags 001-KMQ expired 11/14.
2/22/2015	80	Columbine Ln	Monument Creek	Abandoned Vehicle	12:38pm-Tan Jeep CO tags 458-KMQ expired 12/14. Parked on driveway with rocks behind the tires.
2/22/2015	38	Dogwood Ln	Monument Creek	Side Yard	12:51pm-CO tags 848-ZVS parked to the left of the driveway.
2/22/2015	37	Hackberry Ln	Monument Creek	Vehicle	12:31pm-Ford truck with trailer hauling 4Runner parked at property. No letter sent.
2/22/2015	70	Hackberry Ln	Monument Creek	Trash	12:31pm-Trash cart out.
2/22/2015	105	Juniper Ln	Monument Creek	Illegal Signs	12:55pm-2 realestate signs on property and 1 sign at the corner of Ponderosa Circle and Juniper Ln.
2/22/2015	45	Oak Ct	Monument Creek	Vehicle	12:50pm-Large travel trailer parked on driveway. No letter sent.
2/6/2015	51	Pinetree Pl	Monument Creek	Unsigntliness	Front yard is full of children's toys. Asked them to put them away when not in use.
2/25/2015	601	Ponderosa Cir	Monument Creek	Side Yard	1:58pm-Truck parked to the left of the driveway.
2/22/2015	166	Rosewood Way	Monument Creek	Abandoned Vehicle	12:41pm-Jeep CO tags 443-ZBV expired 03/14. Flat tires.
2/25/2015	159	Sagemont Cir	Monument Creek	Trash	1:51pm-Trash cart out.
2/6/2015	319	Sagemont Cir	Monument Creek	Abandoned Vehicle	Blue mini van with flat tires and expired CO tags in 2013.
2/22/2015	319	Sagemont Cir	Monument Creek	Unsigntliness	12:35pm-Ladder on the ground next to the house.
2/22/2015	15	Wintergreen Way	Monument Creek	Side Yard	12:48pm-2 vehicles parked to the right of the driveway.
2/22/2015	328	Lodgepole Cir	Stone Ridge	Vehicle Maintenance	12:59pm-Chev truck parked on driveway with boards behind the back tires and front wheels on ramps.

2/25/2015	420	Lodgepole Cir	Stone Ridge	Trash	1:59pm-Trash cart out.
2/22/2015	27	Snowberry Ln	Stone Ridge	Unsignitliness	1:02pm-Misc items to the leaning against the right of the garage.
3/3/2015	47	Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	Silver Lincoln Towncar with expired tags parked on the street.
2/22/2015	39	Goldfield Ct	Tamarisk Meadows	Unsignitliness	12:17pm-Gas tank to the right of the garage.
2/22/2015	150	Mineral Springs Cir	Tamarisk Meadows	Trash	12:16pm-Trash cart out.
2/25/2015	22	Cedar Cir	Tamarisk Village	Trash	1:39pm-Trash cart out.
2/22/2015	56	Cedar Cir	Tamarisk Village	Unsignitliness	12:06pm-Large truck tire leaning against the tree.
2/25/2015	190	Cedar Cir	Tamarisk Village	Trash	1:40pm-Trash cart out.
2/25/2015	12	E Tamarack Cir	Tamarisk Village	Trash	1:33pm-Trash cart out.
2/22/2015	186	E Tamarack Cir	Tamarisk Village	Architectural Approval	11:58am-House appears to be newly painted.
2/25/2015	186	E Tamarack Cir	Tamarisk Village	Trash	1:35pm-Trash cart out.
2/25/2015	203	E Tamarack Cir	Tamarisk Village	Trash	1:35pm-Trash cart out.
2/22/2015	250	E Tamarack Cir	Tamarisk Village	Unsignitliness	11:57am-Plywood leaning against side of garage.
2/22/2015	250	E Tamarack Cir	Tamarisk Village	Vehicle	11:57am-Trailer parked at property. No letter sent.
2/25/2015	13	Queen City Cir	Tamarisk Village	Trsh	1:41pm-Trash cart out.
2/22/2015	94	Queen City Cir	Tamarisk Village	Side Yard	12:08pm-Lincoln Navigator CO tags 453-SLZ parked to the right of the driveway.
2/22/2015	134	Queen City Cir	Tamarisk Village	Abandoned Vehicle	12:12pm-Toyota 4Runner CO tags 622-NUJ expired 08/14.
2/22/2015	20	Meadow Creek Dr	The Reserve	Trash	1:31pm-Trash cart out.
2/22/2015	20	Meadow Creek Dr	The Reserve	Unsignitliness	1:31pm-Hot tub on it's side on the driveway and plastic wrap around the covered patio.
2/6/2015	318	Meadow Creek Dr	The Reserve	Side Yard	Red Jeep parked in the landscape rocks.
2/6/2015	318	Meadow Creek Dr	The Reserve	Vehicle	Trailer parked at property.
2/25/2015	345	Meadow Creek Dr	The Reserve	Trash	2:20pm-Trash cart out.
2/22/2015	218	Cliff View Cir	Valley View	Side Yard	1:14pm-Jeep parked in the rocks to the left of the driveway.
2/6/2015	10	Angelica Cir	Valley View	Trash	Trash cart out.
2/13/2015	16	Angelica Cir	Valley View	Trash	5:00pm-Trash cart out.
2/25/2015	33	Angelica Cir	Valley View	Trash	2:05pm-Trash cart out.
2/25/2015	45	Bryan Loop	Valley View	Trash	2:07pm-Trash cart out.
2/13/2015	75	Bryan Loop	Valley View	Trash	5:00pm-Trash cart out.
2/25/2015	112	Cliff View Cir	Valley View	Trash	2:07pm-Trash cart out.
2/13/2015	218	Cliff View Cir	Valley View	Side Yard Parking	5:00pm-Parking in the rocks.
2/25/2015	229	Cliff View Cir	Valley View	Trash	2:08pm-Trash cart out.
2/6/2015	14	Cliff View Ln	Valley View	Trash	Trash cart out.
2/13/2015	12	Jessica Ln	Valley View	Unsignitliness	5:00pm-Canvas matrial on driveway.
2/22/2015	41	Green Mesa Pl	Willow Creek	Side Yard	1:19pm-Bronco CO tags 365-NDP parked to the right of the driveway.

2/22/2015	41	Green Mesa Pl	Willow Creek	Unsignitiness	1:19pm-Snowmobile on the right of the driveway.
2/22/2015	55	Promontory Pl	Willow Creek	Side Yard	1:22pm-Truck parked in the rocks. CO tags 542-ZUR.
2/22/2015	107	Willow Creek Trl	Willow Creek	Trash	1:24pm-Trash cart out.



Parachute/Battlement Mesa Comprehensive Plan
Update/Status, March 16, 2015

Advisory Committee Meeting held on March 4, 2015

Objectives: Review results from February 2nd vision workshop and begin planning an economic development strategy.

The meeting was initially conducted by RPI Consulting with a primary objective of an economic plan to find and attract additional companies to our communities that would provide a leveling effect to the ups and downs of the oil and gas industry. Discussion was held at length identifying features and amenities of the Parachute/Battlement Mesa area that would attract new business to move here. The list became extensive to include :

- Our existing infrastructure; highway, railroads, water supply, etc
- Affordable housing
- Moderate climate
- Quality of life
- Recreation and sports opportunities
- Healthcare
- Many others

The second part of the meeting was led by Parachute City Manager, Stuart McArthur. Stuart's objective was to lay out a high level plan for a future town and communities. He first identified some things already in progress such as going after grants for various projects such as highway 215 improvement, Cottonwood Park upgrades , etc. He stated that communication had begun with CDOT to convert Parachute's main street from US highway 6 to a more pedestrian friendly business street. This might provide opportunity for various retail shops and visitor attractions on main street..

Suggestions were presented concerning locations of future industrial, commercial, and support businesses. There are possibilities for large retail business, full service truck stop, and others along both sides of I70 down to the new I70 interchange.

Next step for the Comprehensive Plan is a meeting on March 18 for Economic Development. All meetings are open to the public. Meetings are held at Parachute Town Hall.

All must remember Comprehensive plans are long range and many of the plans may take years to be implemented.

Submitted by Don Gray

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



Public and Community Relations
Committee Meeting Update
March 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 February 2015, there were 9,309 visits to the Battlement Mesa website, 62,657 page views on the site and 1,049,873 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 529. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The February Newsletter attained a 48% open rate and 13% 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 23rd. We would welcome suggestions about content.
- Facebook Our Facebook page revision has created more interest as shown by the increase in our "likes" from 154 to 156. 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 197 views of our videos between February 9, 2015 and March 9, 2015. We have 10 (up 2) 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."
- 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

The Colorado Dream

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



**BMSA Board of Directors Meeting
March 17, 2015
Associated Governments of Northwest Colorado Committee Update**

Last Meeting: February 18, 2015

Attended by: Keith Lammey

Next Meeting: March 18, 2015

Overview:

The AGNC last met on February 18, 2015 in Grand Junction, Colorado at the Hospitality Suite, Suplizio Field. Due to a scheduling conflict, I was unable to attend. The next meeting is scheduled for March 18, 2015 and will be held in in Battlement Mesa at Grand Valley Fire, Station #1, 124 Stone Quarry Road. The agenda for the March meeting has not yet been published.

The two guest speakers for the February 18th meeting were:

- Melissa Lineberger, Center of Excellence (Rifle and GarCo are competing against several locations for the new center).
- Elizabeth Tice Janda, City of Grand Junction, Foreign Trade Zone

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**

The Colorado Dream

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ASSOCIATED GOVERNMENTS
OF NORTHWEST COLORADO

AGENDA

March 18, 2015

AGNC BOARD OF DIRECTORS & MEMBER MEETING

9:00 am – 1:30 pm

Battlement Mesa Fire House

124 Stone Quarry Road Battlement Mesa, Co.

- 9:00 A.M**
1. Mike Samson, Chairman:
Call to order and introductions
Pledge of allegiance
Approval of minutes
 2. Martin Chazen; Financial report for February; Banking
 3. **Project and Committee Reports:** Dinosaur Welcome Center, Cheryl McDonald; Government Relations, Dianna and Ted Orf; Area Agency on Aging, Dave Norman, 2015 Mini Grant Update, Maria King

10:00-11:00 Morning Speaker: Pattie Snidow, Community and Economic Development Director Rural Development US Department of Agriculture State of Colorado

11:00- 12:00 Speaker: Trisha Korbas, US Department of Commerce Economic Development Administration

Lunch

4. Bonnie Petersen- 2014 Audit, Upcoming AGNC Elections, Governor's Meeting and Enterprise Zone Update

5. **Other Business:**

6. New Business- Adjournment

PO BOX 100

PARACHUTE, CO. 81635

PHONE 970-285-7630

WWW.AGNC.ORG

Manager Report

Date: March 17, 2015
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Drainage Improvements: Garfield County has started work in the Tamarisk Meadows Village area to improve street drainage. The work includes street section re-grading and installation of concrete drain pans. The streets to be worked on this year include the intersections of Mineral Springs and Thunderberg and Horizon and Thunderberg. In addition drain pans will be constructed in the streets of Goldfield and Bent Creek.

Street Sweeping: We will schedule the first street sweeping to occur the last week of March or the first week of April depending on weather conditions.

Utility Locates: You will recall that we discussed at one of the Board meetings in 2014 that the BMSA would now be billed for locates of the electric lines serving our street lights. These billings occur anytime excavation occurs near an area where the street lights are located. Because the costs have become significant I have created a line item identifying those costs to improve budgeting projections. In prior years this cost was included in the Street Light Maintenance line item. Separating the cost of locates will also help to better analyze the true cost of maintenance on the new LED lights.

Association Manager Licensing: On March 9th I attended a seminar in Denver that was put on by Hindman/Sanchez concerning the new manager license requirements for association managers. The seminar was very informative and I am pleased to say that our organization is following state statute requirements pretty darn well. Over the course of the next three months I will be taking education and license testing to insure I have a license in place by the July 1st statutory deadline.

Fence Improvements: Jay Haygood, John Constine, Eric Short and I met last week to discuss community fence improvements. A report is included in your packet. I have contacted a company to provide a cost estimate to power wash and stain the fences and should be able to report those costs at the meeting.

The Colorado Dream

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