

Approved 05/19/15

**BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
APRIL 21, 2015**

Present:	Sara McCurdy Laurel Koning John Shepherd Eric Schmela Denise Gallegos George Smith Ken Wyman Bernita Grove Joel Toomey Eric Short John Constine Bob Arrington	President, First Eagle's Point Vice President, Battlement Creek Village Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners Declarant, Battlement Mesa Partners Director, Fairway Villas Director, Mesa Ridge Townhomes Director, Monument Creek Village Director, Stone Ridge Village Director, Tamarisk Village Director, The Reserve Director, Willow Creek Village
Excused Board Members:	Greg Davidson Brad Hoy	Director, Tamarisk Meadows Director, Valley View Village
Also Present:	Steve Rippy Amie Martin	Association Manager Association Administrative Assistance
Community Members Present:	Keith Sheppelman Garry Evenson Keith Lammey	Jay Haygood Jane Rivet

**OWNER'S OPEN FORUM**

Jay Haygood asked the Board to consider requesting a surface use agreement from Ursa on any future interactions within Battlement Mesa. This way Ursa's employees will be aware of the rules, etc. for Battlement Mesa.

**CALL TO ORDER**

Director McCurdy presided and called the meeting to order at 9:21 am.

**EXCUSE BOARD MEMBERS**

Director McCurdy excused absent Board members Brad Hoy and Greg Davidson.

**DISCLOSURE OF CONFLICTS**

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

**APPROVAL OF MINUTES**

A motion was made by Director Koning and seconded by Director Grove to approve the March 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 March 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:** See report

A motion was made by Director Grove and seconded by Director Short to approve an agreement with Clavonne, Roberts & Associates Inc. for a master plan for the 2.6 acres at Turkey Trail Park for \$8,405. The motion carried with Director Arrington voting against the motion.

**Planning Committee:** See attached report.

**Public & Community Relations Committee:** No report.

**Public Works Committee:** No meeting.

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

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

See attached report.

A motion was made by Director Grove and seconded by Director Shepherd to spend up to \$27,000 from the reserve fund to hire Dr. DecknFence to power wash, stain and seal the fence along Battlement Creek Village, Willow Creek Village, Tamarisk Village, Tamarisk Meadows and Saddleback Village. The motion carried unanimously.

#### **DEVELOPER REPORT**

Declarant Schmela thanked Keith Lamme for all the work he did for BMSA throughout his leadership.

Declarant Schmela reported that the Garfield County Federal Mineral Lease District has given out \$12 million dollars since its inception.

Declarant Schmela reported that the parking lots at the BM Plaza are being sealed and striped.

Declarant Schmela reported that a BM Maintenance truck was stolen and has not been recovered.

Declarant Schmela reported that he has signed an agreement with Ursa for Phase 1 which includes the B & D pads. The B pad is located near the RV storage area and the D pad is located between Stone Ridge Village and Willow Ridge Apartments. The pipelines to connect both pads were also approved.

Declarant Gallegos reported that the utility lines and curb cut have been completed at the new community park. The Parachute/Battlement Mesa Park & Recreation District received a mini grant from the Garfield County Federal Mineral Lease District for a compost toilet for the park.

#### **NEW BUSINESS**

##### **Kiwanis Sponsorship Request**

A motion was made by Director Koning and seconded by Director Schmela to donate \$500 to Kiwanis for their annual Colorado River Scramble golf tournament. The motion carried with Director Arrington abstaining.

**OLD BUSINESS**

None

**OTHER BUSINESS**

A motion was made by Director Koning and seconded by Director Grove to donate \$600 to Movies Under the Star. The motion carried unanimously.

Keith Lammey arrived at the meeting.

Director McCurdy thanked Keith Lammey for all his hard work to the BMSA during his leadership.

The meeting was suspended at 10:50 am.

The meeting reconvened at 11:00 am for the hearing process.

**Hearings****47 Crestone Place**

The vehicle has been moved so no further action is necessary.

**41 Green Mesa Place**

The snowmobile has been removed and no further action is necessary.

**Adjournment**

The meeting adjourned at 11:10 am.

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

Meeting minutes February 18, 2015

Present: Thom Hamick, Lecia Hill, and Eric Short

Absent: Keith Sheppleman

Agenda:

Meeting minutes from February 4, 2015 approved

Letters will be sent to Diana Arnett and James Harmeyer

Applications:

1. 79 Eagle Ridge Drive, Eagle's Point

Owner: Robert McLelland

Request: Build house

Completion Date: To be announced

Action: Approved will resubmit later with colors and materials for roofing and siding.

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

Meeting minutes March 18, 2015

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

Agenda

Meeting minutes from February 18, 2015 approved

Letters sent to Diana Arnett and James Harmeyer

Applications:

1. 259 Willow Creek Trail, Willow Creek Village  
Owner: Jim & Deanna Maier  
Request: Install solar panels  
Completion Date: April 15, 2015  
Action: Approved
2. 218 Cliff View Circle, Valley View Village  
Owner: Joseph Webster  
Request: Park in existing gravel area  
Completion Date: Already completed  
Action: Approved
3. 38 Dogwood Lane, Monument Creek Village  
Owner: Donald Joseph Weeks  
Request: Park in existing gravel area  
Completion Date: Already complete  
Action: Already complete
4. 227 E Tamarack Circle, Tamarisk Village  
Owner: Alan Rasic  
Request: Plant bushes  
Completion Date: May 31, 2015  
Action: Approved
5. 20 Meadow Creek Drive, The Reserve  
Owner: Kris & Jody Swallow  
Request: 27 " wall in between arches  
Completion Date: June 30, 2015  
Action: Approved
6. 273 Eagle Ridge Drive, Eagle's Point  
Owner: Alfred & Grace Reuter  
Request: Build new home  
Completion Date: September 18, 2016  
Action: Approved

7. 120 Sagemont Circle, Monument Creek Village

Owner: Mike Bottein

Request: Paint exterior of home

Completion Date: July 31, 2015

Action: Approved

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

Meeting minutes April 1, 2015

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

Agenda

Meeting minutes from March 18, 2015 approved

No letters sent

Applications:

1. 563 Ponderosa Circle, Monument Creek Village  
Owner: Owen-James Wells  
Request: Paint house  
Completion Date: June 30, 2015  
Action: Approved
2. 164 W Tamarack Circle, Tamarisk Village  
Owner: Tom & Denise Suits  
Request: Replace 4' fence with 6' fence  
Completion Date: August 31, 2015  
Action: Approved
3. 186 E Tamarack Circle, Tamarisk Village  
Owner: Teri Burns  
Request: Paint home  
Completion Date: July 31, 2015  
Action: Approved
4. 19 Cliff View Circle, Valley View Village  
Owner: Kevin Richard  
Construct off street parking area  
Completion Date: April 30, 2015  
Action: Approved
5. 89 W Bonanza Place, Tamarisk Village  
Owner: Darwin Haselhuhn  
Request: Extend fence to side of garage for trash cart storage  
Completion Date: September 1, 2015  
Action: Approved
6. 24 Wintergreen Way, Monument Creek Village  
Owner: Doug & Britt Choate  
Request: Park in existing gravel area  
Completion Date: Already complete  
Action: Approved

7. 15 Wintergreen Way, Monument Creek Village  
Owner: Dustin & Tamara Keenan  
Request: Park in existing gravel area  
Completion Date: Already complete  
Action: Approved
8. 10 Spruce Court, Monument Creek Village  
Owner: Miles Moran Jr.  
Request: Paint home  
Completion Date: May 20, 2015  
Action: Approved
9. 162 Boulder Ridge Drive, Battlement Creek Village  
Owner: Mitch & Nancy Teaney  
Request: Terrace garden with boulders  
Completion Date: June 30, 2015  
Action: Approved

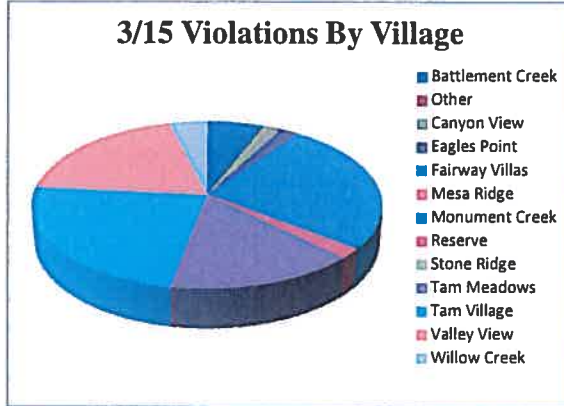


Report Period: March 2015

Violations YTD 184  
Violations This Mo. 51

**Covenant Protection Violation Report**  
Report Prepared By: Keith Lammey  
Mar-15

	Monthly Violations By Village	% of Total Violations
Battlement Creek	3	6%
Other	0	0%
Canyon View	1	2%
Eagles Point	1	2%
Fairway Villas	0	0%
Mesa Ridge	0	0%
Monument Creek	13	25%
Reserve	1	2%
Stone Ridge	0	0%
Tam Meadows	8	16%
Tam Village	12	24%
Valley View	10	20%
Willow Creek	2	4%



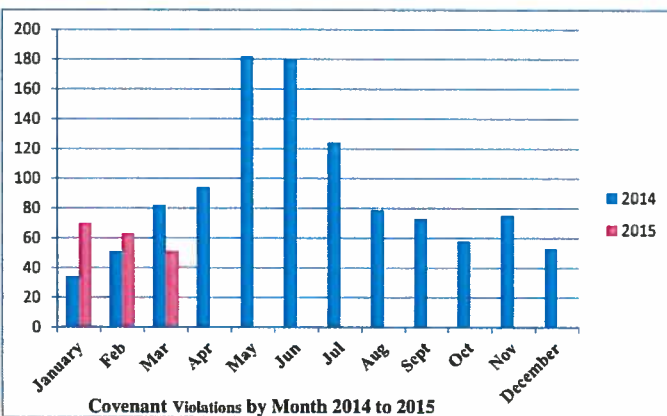
51	100%
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	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	6	12%
Maintenance	0	0%
Lot Maintenance	0	0%
Arch Approval	0	0%
Pets	0	0%
Signs	0	0%
Trash	5	10%
Unsignltness	12	24%
Vehicle	28	55%
Sports Equipment	0	0%



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



1085	184
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Report Date:		3/31/2015		Report Prepared by: Keith Lamme	
Date	House No	Street	Village	Type	Description of Violation
3/24/2015	332	Battlement Creek Trl	Battlement Creek	Trash	Trash cart is being stored on the front porch.
3/24/2015	332	Battlement Creek Trl	Battlement Creek	Vehicle	Trailer parked at property. No letter sent.
3/15/2015	301	Roan Creek Dr	Battlement Creek	Vehicle	12:45pm-Vehicle with attached trailer parked at property. No letter sent.
3/15/2015	206	Limberpine Cir	Canyon View	Side Yard	12:07pm-S10 truck parked in the rocks to the right of the driveway.
3/15/2015	42	Eagle Ct	Eagle's Point	Vehicle	12:50pm-Boat attached to truck parked on driveway. No letter sent.
3/15/2015	53	Aspen Way	Monument Creek	Side Yard	11:37am-Truck parked in side yard.
3/15/2015	95	Bristlecone Ct	Monument Creek	Vehicle	11:55am-Loading ATV's onto a trailer. No letter sent.
3/15/2015	68	Columbine Ln	Monument Creek	Vehicle	11:44am-Trailer parked to the left of the driveway. No letter sent.
3/15/2015	23	Holly Way	Monument Creek	Vehicle	11:42am-Trailer parked at property. No letter sent.
3/15/2015	9	Juniper Ln	Monument Creek	Vehicle Maintenance	11:59am-BMW with front end on blocks on driveway.
3/15/2015	59	Pinyon Pl	Monument Creek	Abandoned Vehicle	12:01pm-Truck with CO expired tags 10/14.
3/15/2015	71	Sagemont Cir	Monument Creek	Side Yard	11:40am-2 vehicles parked in the rocks to the left of the driveway.
3/15/2015	214	Sagemont Cir	Monument Creek	Vehicle	11:41am-Trailer attached to truck parked on street. No letter sent.
3/15/2015	319	Sagemont Cir	Monument Creek	Unsignliness	11:46am-2 cart dolly's laying on ground to the right of the house.
3/15/2015	55	Sumac Ct	Monument Creek	Unsignliness	11:51am-Christmas lights displayed.
3/15/2015	15	Wintergreen Way	Monument Creek	Side Yard	11:54am-Dodge truck parked in the rocks to the right of the driveway.
3/15/2015	24	Wintergreen Way	Monument Creek	Side Yard	11:54am-Grey Toyota truck parked to the right of the driveway.
3/15/2015	33	Wintergreen Way	Monument Creek	Trash	11:54am-Trash cart out.
3/15/2015	37	Crestone Pl	Tamarisk Meadows	Trash	11:18am-Trash cart out.
3/11/2015	47	Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	Silver Lincoln Towncar with expired tags parked on the street.
3/3/2015	47	Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	Silver Lincoln Towncar with expired tags parked on the street.
3/15/2015	47	Crestone Pl	Tamarisk Meadows	Abandoned Vehicle	11:18am-Silver Lincoln Towncar CO tags expired 09/14 parked on street.
3/15/2015	39	Goldfield Ct	Tamarisk Meadows	Unsignliness	11:29am-Christmas lights still displayed.
3/15/2015	48	Goldfield Ct	Tamarisk Meadows	Unsignliness	11:29am-Christmas lights still displayed.

3/15/2015	5	Pinnacle Pl	Tamarisk Meadows	Unsignhtliness	11:32am-Christmas lights still displayed.
3/15/2015	17	Pinnacle Pl	Tamarisk Meadows	Unsignhtliness	11:32am-Christmas lights still displayed owner stated he would take them down today. No letter sent.
3/15/2015	76	Cedar Cir	Tamarisk Village	Trash	11:11 am-Trash cart out.
3/15/2015	106	Cedar Cir	Tamarisk Village	Vehicle	11:10am-RV parked on driveway. No letter sent.
3/15/2015	111	Cedar Cir	Tamarisk Village	Unsignhtliness	11:09am-Toolbox/tub sitting on driveway and crutches leaning against garage.
3/15/2015	163	Cedar Cir	Tamarisk Village	Unsignhtliness	11:09am-Christmas lights still displayed.
3/15/2015	151	E Tamarack Cir	Tamarisk Village	Unsignhtliness	10:57 am-Matress leaning against basketball hoop near garage.
3/15/2015	151	E Tamarack Cir	Tamarisk Village	Vehicle	10:57am-Utility trailer parked on street. No letter sent.
3/15/2015	216	E Tamarack Cir	Tamarisk Village	Vehicle	10:58am-Utility trailer attached to blue Dodge truck parked at property. No letter sent.
3/15/2015	228	E Tamarack Cir	Tamarisk Village	Vehicle	10:59am-Utility trailer with ATV parked on street. No letter sent.
3/15/2015	41	Queen City Cir	Tamarisk Village	Unsignhtliness	11:12am-Furniture sitting next to the garage.
3/15/2015	167	Queen City Cir	Tamarisk Village	Vehicle	11:15pm-Boat parked on driveway.
3/15/2015	55	W Bonanza Pl	Tamarisk Village	Unsignhtliness	11:07am-Christmas lights still displayed.
3/15/2015	164	W Tamarack Cir	Tamarisk Village	Vehicle	11:01am-Trailer parked at property. No letter sent.
3/15/2015	411	Meadow Creek Dr	The Reserve	Vehicle	12:37pm-White trailer parked on street. No letter sent.
3/24/2015	39	Angelica Circle	Valley View	Vehicle	7:09 pm-Parking ticket, parking on street prohibited
3/10/2015	59	Angelica Circle	Valley View	Vehicle	9:06 am-Parking ticket, parking on street prohibited
3/23/2015	59	Angelica Circle	Valley View	Vehicle	3:47 pm- Parking ticket, parking on street prohibited
3/6/2015	110	Angelica Circle	Valley View	Vehicle	7:14 am-Parking ticket, parking on street prohibited.
3/10/2015	113	Angelica Circle	Valley View	Vehicle	9:08 am-Parking ticket, parking on street prohibited
3/17/2015	142	Angelica Circle	Valley View	Vehicle	11:01 am-Parking ticket, parking on street prohibited
3/10/2015	157	Angelica Circle	Valley View	Vehicle	9:10 am-Parking ticket, parking on street prohibited
3/3/2015	22	Cliff View Ct	Valley View	Vehicle	8:44 pm-Parking ticket, parking on street prohibited
3/27/2015	44	Cliff View Ct	Valley View	Vehicle	4:17 pm-Parking ticket, parking on street prohibited
3/15/2015	48	Cliff View Ct	Valley View	Trash	12:12pm-Trash cart out.
3/15/2015	41	Green Mesa Pl	Willow Creek	Side Yard	12:19pm-Vehicle parked in the rocks to the right of the driveway.
3/15/2015	41	Green Mesa Pl	Willow Creek	Unsignhtliness	12:19pm-Snowmobile parked in front of the fence.

## POST COMMITTEE REPORT

April 17, 2015

As of our last meeting, we had received three proposals that outlined their approach to developing a master plan for the 2.6 acreage at the foot of the hill. One of the proposals was quite high and was eliminated soon after the discussion started.

We scheduled meetings with the two remaining firms. On Monday, April 13<sup>th</sup>, we met with Ted Ciavonne, whose firm did work in Battlement Mesa 30 years ago. Our meeting went very well, listening to some of the ideas that he had for the park.

Our second meeting with Heather of Connect One was scheduled for Friday morning. On Thursday afternoon, I received a call from Heather. She asked that her firm be allowed to graciously withdraw. She was very pleased to hear that the remaining firm was Ciavonne, Roberts, and Associates. She praised Ted for his skills, and indicated that we would be in great hands with his leadership. She also offered to meet with Ted at our first meeting to also blend some of her ideas into the thoughts for the park.

With this action, I have informed the full POST committee that I will be recommending Ted's firm as the chosen firm to go forward with for our master plan.

Also recommended name for the park..... Turkey Trail Park.



Parachute/Battlement Mesa Comprehensive Plan  
Update/Status, April 10, 2015

The last Comprehensive Planning meeting was held on March 4<sup>th</sup>, 2015. Nothing new to report since the subsequent scheduled meetings have been cancelled and are to be rescheduled. One bit of news on the subject is that Parachute is looking to engage a different Consulting Firm.

Submitted by Don Gray

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*The Colorado Dream*

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**BMSA Board of Directors Meeting  
April 21, 2015  
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: March 18, 2015  
Attended by: Keith Lammey  
Next Meeting: April 15, 2015**

**Overview:**

The AGNC last met on March 18, 2015 in Battlement Mesa, Colorado at the Grand Valley Fire Protection District. Both Sara McCurdy and I attended. The next meeting is scheduled for April 15, 2015 and will be held in Rifle, most likely at or near the airport. Although the AGNC is still waiting on confirmation, Governor Hickenlooper is expected to attend a portion of the meeting. The agenda for the April meeting has not yet been published.

The two guest speakers for the March 18<sup>th</sup> meeting were:

- Pattie Snidow, Community and Economic Development Director Rural Development US Department of Agriculture State of Colorado.
- Trisha Korbass, US Department of Commerce Economic Development Administration.

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: April 21, 2015  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**Street Drainage Improvements:** Garfield County completed the concrete drainage pan improvements in the Tamarisk Meadows last week. The location of the improvements were at the intersection of Mineral Springs Circle, Thunderberg Trail, Horizon Circle and the streets of Goldfield Court and Bent Creek Circle.

**N. Battlement Parkway Repairs:** The Battlement Mesa Metropolitan District has completed the repaving of N. Battlement Parkway which was caused from a waterline rupture in late November of 2014. Due to winter weather conditions the repaving could not occur prior.

**Community Fence Improvements:** I have completed discussions with a fencing contractor and received a quote on the costs to power wash and stain the existing cedar picket fences. The proposed cost to power wash and stain, including stain material, is \$2.25 per lineal foot. The BMSA maintains approximately 26,000 lineal feet of the cedar picket fences. The cost to do all the fences based upon the \$2.25 per lineal foot is approximately \$60,000.

My suggestion would be to do a portion of the fences initially and then evaluate the aesthetics and identify any problems or issues prior to moving forward with the remainder of the fencing. I would recommend starting with the fences that are most visible to the public along Battlement Parkway and Stone Quarry Road. Those sections would include Battlement Creek Village, Willow Creek Village and Monument Creek Village, Saddleback Village and the Tamarisk Village areas. The lineal footage for these areas is 11,620 and the cost would be \$26,145.

**Spencer Trail:** I have received two estimates for the construction of the soft trail improvements along Spencer Parkway the land surface is to be graded, sprayed with weed killer and then surfaced with three inches of ¾" road base. The 1<sup>st</sup> proposal is for \$35,350 and the second proposal is for \$26,450.

**Street Sweeping:** The first sweeping of the residential streets was completed this month. All of the villages including the sub-associations were included in the sweeping. A second sweeping will occur in the next few weeks. The second sweeping does not include the sub-associations.

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*The Colorado Dream*

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