

Approved 09/15/15

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 18, 2015**

Present:	Sara McCurdy Laurel Koning John Shepherd Eric Schmela George Smith Ken Wyman Bernita Grove Joel Toomey Greg Davidson Eric Short Bob Arrington Brad Hoy	President, First Eagles Point Vice President, Battlement Creek Village Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners Director, Fairway Villas Director, Mesa Ridge Townhomes Director, Monument Creek Village Director, Stone Ridge Village Director, Tamarisk Meadows Director, Tamarisk Village Director, Willow Creek Village Director, Valley View Village
Absent:	Denise Gallegos	Declarant, Battlement Mesa Partners
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Eleanor Nelson Keith Sheppelman Traci Andrews	Bill Nelson Dave Devanney Thom Hamick

OWNERS OPEN FORUM

Dave Devanney stated that he is concerned about the Oil & Gas Committee. Mr. Devanney requested information from Association Manager, Steve Rippy regarding the number of meetings, annual evaluation and election of officers for the committee. Mr. Devanney stated that the committee has held 18 meetings since December 2011 and they have not had any annual evaluations or election of officers.

CALL TO ORDER

Director McCurdy called the meeting to order at 9:00 am.

DISCLOSURE OF CONFLICTS

Director McCurdy disclosed that she is a member of the Battlement Mesa Metropolitan District, Board of Directors.

Director Short disclosed that his company, Baker & Associates, is under contract with the BMSA to provide landscape services.

Director Hoy disclosed that his company, Mountain Lawn, is under contract with the BMSA to provide weed spraying services.

Director Davidson disclosed that his company, Mountain Lawn, is under contract with the BMSA to provide weed spraying services.

APPROVAL OF MINUTES

A motion was made by Director Schmela and seconded by Director Davidson to approve the July 21, 2015 minutes as presented. The motion carried unanimously.

APPROVAL OF FINACIAL REPORT

A motion was made by Director Grove and seconded by Director Toomey to approve the July 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: See attached 2 reports.

Chuck Hall, Oil & Gas Chairman, reported that Greg Davidson has resigned from the oil & gas committee.

Dave Devanney stated that the URSA hearings are going to be held in Glenwood Springs. Mr. Devanney asked the committee to inquire if the meetings could be moved to Battlement Mesa.

After further discussion, the Board of Directors asked Mr. Rippy to write a letter to the Garfield County Commissioners to request at least one hearing be held in Battlement Mesa.

Directors Grove and Arrington expressed their interest in serving on the oil & gas committee.

The Board of Directors held a vote by show of hands to appoint a Board member to the oil & gas committee. Director Grove received 8 votes and Director Arrington received 3 votes. Director Grove was appointed to the oil & gas committee.

Chuck Hall reported that the next oil & gas committee meeting is scheduled for Tuesday, September 8, 2015 at 3:30 at the Grand Valley Recreation Center.

Parks/Open Space/Trails Committee: Director Koning handed out the drawing from the architect for the Turkey Trail Park.

Planning Committee: No report.

Public & Community Relations Committee: See attached report.

Public Works Committee: No Report

Associated Governments of Northwest Colorado: See attached report.

Energy Advisory Board: Director Arrington reported that the air quality in Garfield County is improving.

Director Arrington reported that the EAB meetings are scheduled for the 1st Thursday of every month at the Rifle Library. Dinner started at 5:30pm and the meeting starts at 6:00 pm.

MANAGER REPORT

See attached report.

After discussions, the Board of Directors agreed to hire Baker & Associates to remove the vegetation and sprinkler system from along the fence at the two entrances of Willow Creek Village three (3) feet and install rock.

DEVELOPER REPORT

Declarant Schmela reported that he has copies of all the documents that URSA submitted to Garfield County regarding drilling within the PUD.

NEW BUSINESS

Capital Contributions Resolution: A motion was made by Director Grove and seconded by Director Koning to approve the Capital Contributions Resolution. The motion carried unanimously.

New Reserve Delegate: Mr. Rippy reported that due to John Constine selling and moving out of The Reserve the village voted John Keller as their new delegate.

Website Management, Newsletter, Weed Control and Roadside Trash Pickup Bid: Mr. Rippy reported that the sub committee met and are working on the bid language for the above contracts. The bids should be sent to the newspaper by September 1, 2015 for the Board of Directors to review at the October 20, 2015 meeting.

OTHER BUSINESS

Appeal of Architectural Committee Decision – 25 Alder Court

After much discussion, a motion was made by Director Davidson and seconded by Director Wyman to deny Mr. & Mrs. Perrine's request to leave their house painted as is. Mr. & Mrs. Perrine must submit a new application including a new paint color to the architectural committee for the September 3, 2015 committee meeting. Once the color is approved, Mr. & Mrs. Perrine have 60 days to paint their home. If this stipulation is not met they will be charged a \$500 fine plus \$50 per day until the house is painted. The motion carried with 9 for the motion, 0 against the motion and 3 abstaining.

Director McCurdy informed the Board of Directors that she will not be able to attend the September 15, 2015 meeting.

The meeting was suspended at 10:50 am for a short break.

The meeting was reconvened at 11:05 am.

HEARINGS

50 Holly Way

A motion was made by Director Toomey and seconded by Director Short to leave all fines in place and take no further action because the work has been completed. The motion carried unanimously.

Valley View Commons-

A motion was made by Director Toomey and seconded by Director Short to leave all fines in place and give the owners of the vacant land owned by Valley View Commons until August 31, 2015 to mow the entire vacant lot. If the work isn't completed, BMSA will hire a contractor to do the work and charge the account up to \$5,000. The motion carried unanimously.

12 W Bonanza Place

A motion was made by Director Toomey and seconded by Director Short to leave all fines in place and if the work isn't completed by August 31, 2015 on September 1, 2015 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried unanimously.

36 Baker Hill Place

A motion was made by Director Toomey and seconded by Director Short to leave all fines in place and give the owners of 36 Baker Hill Place until August 31, 2015 to remove the weeds and grass from the rock areas, mow the yard and remove the weeds from the back yard. If the work isn't completed by August 31, 2015 on September 1, 2015 the property will be charged \$25 per day for 14 days then \$50 per day for 14 days then \$75 per day for 14 days then \$100 per day until the items are completed. The motion carried unanimously.

95 E Tamarack Circle

A motion was made by Director Toomey and seconded by Director Short to leave all fines in place and give the owners of 95 E Tamarack Circle until August 31, 2015 to remove the weeds and grass from the rock areas and mow the yard. If the work isn't completed BMSA will hire a contractor to go onto the property to complete the work and double all charges back to the account.

ADJOURNMENT

The meeting was adjourned at 11:40pm.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes July 15, 2015

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

Agenda

Meeting minutes from July 1, 2015 approved

No letters sent

Applications:

1. 162 Boulder Ridge Drive, Battlement Creek
Owner: Mitch Teaney
Request: Install solar
Completion Date: September 30, 2015
Action: Approved
2. 14 Cliff View Lane, Valley View Village
Owner: Yoneo Steven Yamaguchi
Request: Strip & stain fence
Completion Date: August 31, 2015
Action: Approved
3. 54 Hackberry Lane, Monument Creek Village
Owner: Jacque Eisenach
Request: Install flagpole, solar lights and planter
Completion Date: September 30, 2015
Action: Approved
4. 273 Eagle Ridge Drive, Eagles' Point
Owner: Alfred & Grace Reuter
Request: Color samples for new home
Action: Approved

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes August 5, 2015

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

Agenda

Meeting minutes from Jul 15, 2015 approved

No letters sent

Applications:

1. 79 Eagle Ridge Drive, Eagle's Point
Owner: Robert McClelland
Request: Install 6' privacy fence and 36" split rail
Completion Date: September 30, 2015
Action: Approved
2. 185 W Tamarack Circle, Tamarisk Village
Owner: Marisol Valdez
Request: Paint house
Completion Date: September 15, 2015
Action: Approved
3. 49 juniper Lane, Monument Creek Village
Owner: Josh & Kelly Stover
Request: Add bedroom onto back of house
Completion Date: January 31, 2016
Action: Approved with condition of a building permit being issued from the county
4. 39 Goldfield Court, Tamarisk Meadows
Owner: Justin Thornburg
Request: Add cultured stone to front of home
Completion Date: November 10, 2015
Action: Approved
5. 273 Eagle Ridge Drive, Eagle's Point
Owner: Alfred 7 Grace Reuter
Request: New home garage door color
Action: Approved

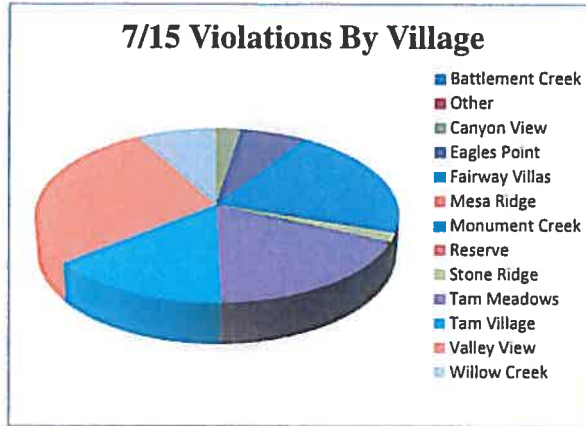
Report Period: July 2015

Violations YTD 720
Violations This Mo. 123

Covenant Protection Violation Report
Report Prepared By: Keith Lammey
Jul-15

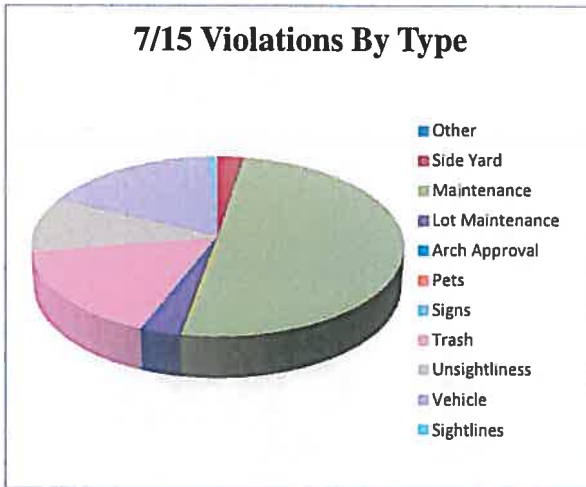
	Monthly Violations By Village	% of Total Violations
Battlement Creek	0	0%
Other	0	0%
Canyon View	3	2%
Eagles Point	8	7%
Fairway Villas	1	1%
Mesa Ridge	0	0%
Monument Creek	25	20%
Reserve	0	0%
Stone Ridge	2	2%
Tam Meadows	22	18%
Tam Village	18	15%
Valley View	34	28%
Willow Creek	10	8%

123 100%



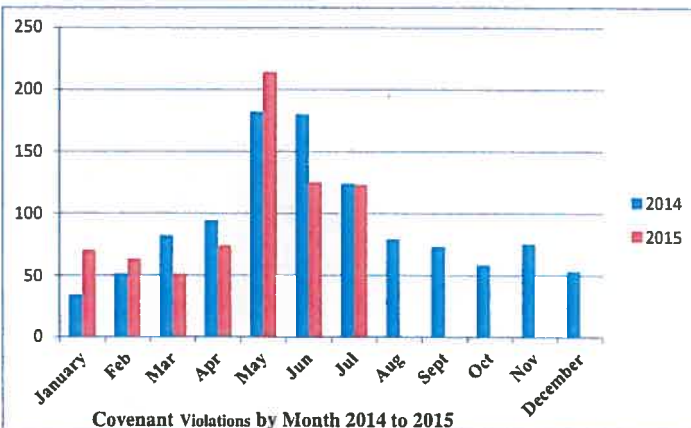
	Monthly Violations By Type	% of Total Violations
Other	0	0%
Side Yard	3	2%
Maintenance	62	50%
Lot Maintenance	4	3%
Arch Approval	0	0%
Pets	0	0%
Signs	0	0%
Trash	20	16%
Unsignliness	12	10%
Vehicle	21	17%
Sightlines	1	1%

123 100%



	2014	2015
January	34	70
Feb	51	63
Mar	82	51
Apr	94	74
May	182	214
Jun	180	125
Jul	124	123
Aug	79	
Sept	73	
Oct	58	
Nov	75	
December	53	

1085 720



Report Date:		Report Prepared by: Keith Lammey				
Date	House No	Street	Village	Type	Description of Violation	
7/30/2015	182	Limberpine Cir	Canyon View	Vehicle	11:11am-Pop up camper parked on driveway.	
7/15/2015	191	Limberpine Cir	Canyon View	Trash	1:55pm-Trash cart out.	
7/15/2015	250	Limberpine Cir	Canyon View	Unsignltness	1:55pm-Wheel barrow by garage.	
7/30/2015	20	Eagle Ct	Eagle's Point	Vehicle	11:41am-2 wheeled trailer parked on street.	
7/30/2015	42	Eagle Ct	Eagle's Point	Vehicle	11:40am-Boat parked on driveway. No letter sent.	
7/30/2015	46	Eagle Ct	Eagle's Point	Side Yard	1:40am-Chev SUV CO tags 334-KJE parked in the rocks.	
7/30/2015	22	Eagle Ridge Dr	Eagle's Point	Maintenance or Property	11:40am-Lawn is dead.	
7/30/2015	142	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	11:42am-Lot has not been mowed.	
7/30/2015	178	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	11:46am-Lot has not been mowed.	
7/30/2015	188	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	11:46am-Lot has not been mowed.	
7/30/2015	105	Talon Trl	Eagle's Point	Maintenance or Property	11:44am-Yard is dead and weeds/grass in rock areas.	
7/30/2015	68	Hogan Cir	Fairways	Maintenance or Property	11:35am-Lawn is dead.	
7/30/2015	36	Cactus Ct	Monument Creek	Vehicle	10:52am-Trailer parked on the side of the house in the lawn.	
7/30/2015	158	Columbine Ln	Monument Creek	Vehicle	10:49am-Travel trailer parked on the driveway.	
7/8/2015	13	Dogwood Ln	Monument Creek	Maintenance of Property	11:00am-Lawn needs to be watered.	
7/8/2015	38	Dogwood Ln	Monument Creek	Trash	11:00am-Trash cart it out.	
7/8/2015	50	Dogwood Ln	Monument Creek	Unsignltness	11:00am-Pallet, wire etc on left side of the garage.	
7/30/2015	57	Dogwood Ln	Monument Creek	Vehicle	11:00am-Flat bed trailer parked on driveway. No letter sent.	
7/8/2015	93	Dogwood Ln	Monument Creek	Vehicle	11:00am-Travel trailer parked at property. No letter sent.	
7/30/2015	70	Hackberry Ln	Monument Creek	Vehicle	10:44am-Travel trailer parked on the driveway. No letter sent.	
7/30/2015	56	Hawthorne Way	Monument Creek	Vehicle	10:57am-Travel trailer parked on driveway. No letter sent.	
7/8/2015	50	Holly Way	Monument Creek	Maintenance of Property	11:00am-Lawn needs to be mowed and watered, remove dead aspen tree.	
7/30/2015	50	Holly Way	Monument Creek	Maintenance or Property	10:48am-Dead tree and weeds/grass in the rock areas.	
7/8/2015	9	Juniper Ln	Monument Creek	Maintenance of Property	11:00am-Lawn needs to be watered.	
7/30/2015	9	Juniper Ln	Monument Creek	Maintenance or Property	11:03am-Yard is dead.	
7/30/2015	46	Lupine Ln	Monument Creek	Maintenance or Property	10:56am-Yard is dead.	

7/30/2015	65	Lupine Ln	Monument Creek	Maintenance or Property	10:55am-The yard is dead and there is weeds/grass in the rock areas.
7/30/2015	15	Pinyon Pl	Monument Creek	Maintenance or Property	11:04am-Weeds/grass in the rock areas.
7/30/2015	15	Pinyon Pl	Monument Creek	Vehicle	11:04am-ATV parked on driveway.
7/8/2015	89	Ponderosa Cir	Monument Creek	Maintenance of Property	11:00am-Lawn needs to be watered.
7/8/2015	105	Ponderosa Cir	Monument Creek	Maintenance of Property	11:00am-Lawn needs to be watered.
7/8/2015	258	Ponderosa Cir	Monument Creek	Vehicle	11:00am-Travel trailer parked at property. No letter sent.
7/8/2015	305	Ponderosa Cir	Monument Creek	Vehicle	11:00am-Boat for sale on driveway.
7/7/2015	102	Sagemont Cir	Monument Creek	Maintenance of Property	
7/8/2015	187	Sagemont Cir	Monument Creek	Maintenance of Property	11:00am-Lawn needs to be watered.
7/30/2015	187	Sagemont Cir	Monument Creek	Maintenance or Property	10:45am-Grass is dead.
7/30/2015	55	Sumac Ct	Monument Creek	Vehicle	10:57am-Travel trailer parked on driveway. No letter sent.
7/15/2015	373	Lodgepole Cir	Stone Ridge	Maintenance or Property	1:52pm-Weeds in the rock areas.
7/15/2015	474	Lodgepole Cir	Stone Ridge	Side Yard	1:50pm-Trailer parked in the rocks.
7/15/2015	36	Baker Hill Pl	Tamarisk Meadows	Maintenance or Property	1:39pm-Yard is dead, back yard weeds taller than 6' fence.
7/30/2015	36	Baker Hill Pl	Tamarisk Meadows	Maintenance or Property	10:36am-Back yard weeds are taller than the 6' fence.
7/15/2015	5	Black Sulphur Pl	Tamarisk Meadows	Vehicle	1:26pm-Trailer parked on driveway.
7/30/2015	5	Black Sulphur Pl	Tamarisk Meadows	Vehicle	10:32am-2 wheeled trailer parked on driveway.
7/30/2015	46	Black Sulphur Pl	Tamarisk Meadows	Maintenance or Property	10:32am-Yard is very tall.
7/30/2015	17	Crestone Pl	Tamarisk Meadows	Maintenance or Property	10:36am-Weeds/grass in the rock areas.
7/30/2015	26	Crestone Pl	Tamarisk Meadows	Maintenance or Property	10:35am-Yard is very tall and weeds/grass in the rock areas.
7/15/2015	36	Crestone Pl	Tamarisk Meadows	Maintenance or Property	1:30pm-Yard is dying and needs mowed.
7/15/2015	36	Crestone Pl	Tamarisk Meadows	Trash	1:30pm-Trash cart out.
7/15/2015	59	Goldfield Ct	Tamarisk Meadows	Maintenance or Property	1:41pm-Tall weeds/grass in the rock areas, grease/oil stains on driveway.
7/15/2015	37	Little Phoenix Way	Tamarisk Meadows	Maintenance or Property	1:38pm-Tall weeds/grass in the rock areas.

7/15/2015	37 Little Phoenix Way	Tamarisk Meadows	Trash	1:38pm-Trash cart out.
7/15/2015	17 Mineral Springs Cir	Tamarisk Meadows	Maintenance or Property	1:43pm-Weeds/grass in the rock areas and weeds in the yard.
7/15/2015	174 Mineral Springs Cir	Tamarisk Meadows	Maintenance or Property	1:39pm-Weeds in the rock areas.
7/15/2015	264 Mineral Springs Cir	Tamarisk Meadows	Trash	1:31pm-Trash cart out.
7/30/2015	264 Mineral Springs Cir	Tamarisk Meadows	Maintenance or Property	10:36am-Weeds/grass in the rock areas.
7/15/2015	286 Mineral Springs Cir	Tamarisk Meadows	Trash	1:29pm-Trash cart out.
7/15/2015	302 Mineral Springs Cir	Tamarisk Meadows	Maintenance or Property	1:29pm-Weeds/grass in the rock areas.
7/15/2015	362 Mineral Springs Cir	Tamarisk Meadows	Maintenance or Property	1:27pm-Lawn is long, weeds in the lawn and the rock areas.
7/30/2015	362 Mineral Springs Cir	Tamarisk Meadows	Maintenance or Property	10:34am-Weeds/grass in the rock areas.
7/15/2015	369 Mineral Springs Cir	Tamarisk Meadows	Side Yard	1:28pm-Blue Ford Van parked in the rocks.
7/15/2015	37 Pinnacle Pl	Tamarisk Meadows	Maintenance or Property	1:44pm-Yard is dead, weeds/grass in the rocks and cracks in the concrete.
7/30/2015	13 Cedar Cir	Tamarisk Village	Maintenance or Property	10:29am-Weeds/grass in the rock areas.
7/15/2015	34 Cedar Cir	Tamarisk Village	Trash	1:31pm-Trash cart out.
7/7/2015	187 Cedar cir	Tamarisk Village	Maintenance of Property	
7/15/2015	84 E Bonanza Pl	Tamarisk Village	Trash	1:14pm-Trash cart out.
7/15/2015	12 E Tamarack Cir	Tamarisk Village	Trash	1:08pm-Trash cart out.
7/15/2015	48 E Tamarack Cir	Tamarisk Village	Maintenance or Property	1:09pm-Weeds in the grass.
7/30/2015	48 E Tamarack Cir	Tamarisk Village	Maintenance or Property	10:21am-Weeds/grass in the rock areas.
7/8/2015	95 E Tamarack Cir	Tamarisk Village	Maintenance of Property	11:00am-Weeds in the rock areas to the left and right side of the property and in the lawn.
7/15/2015	95 E Tamarack Cir	Tamarisk Village	Maintenance or Property	1:09pm-Weeds/grass in the rock areas and cracks in concrete and yard is very tall.
7/30/2015	95 E Tamarack Cir	Tamarisk Village	Maintenance or Property	10:21 am-Weeds/grass in the rock areas and the cracks in the driveway. Yard is also very tall.
7/15/2015	86 Queen City Cir	Tamarisk Village	Unsignltness	1:23pm-Pallets stacked next to garage.
7/8/2015	116 Queen City Cir	Tamarisk Village	Vehicle	11:00am-Utility trailer parked at property. No letter sent.
7/15/2015	116 Queen City Cir	Tamarisk Village	Vehicle	1:22pm-Trailer parked on driveway.
7/7/2015	170 Queen City Cir	Tamarisk Village	Maintenance of Property	

7/15/2015	12	W Bonanza Pl	Tamarisk Village	Maintenance or Property	1:16pm-Dead tree in the back yard.
7/15/2015	80	W Bonanza Pl	Tamarisk Village	Maintenance or Property	1:18pm-Weeds in the rocks to the left side of property by fence.
7/15/2015	90	W Bonanza Pl	Tamarisk Village	Maintenance or Property	1:18pm-Weeds in the rocks to the left side of property by fence.
7/7/2015	110	W Tamarack Cir	Tamarisk Village	Maintenance of Property	
7/30/2015	10	Angelica Cir	Valley View	Unsignltness	11:14am-2 saw horses and wood on driveway.
7/15/2015	35	Angelica Cir	Valley View	Trash	2:41pm-Trash cart out.
7/15/2015	59	Angelica Cir	Valley View	Maintenance or Property	2:45pm-Back yard full of tall weeds/grass.
7/15/2015	111	Angelica Cir	Valley View	Maintenance or Property	2:41pm-Back yard full of tall weeds/grass.
7/15/2015	113	Angelica Cir	Valley View	Maintenance or Property	2:41pm-Back yard full of tall weeds/grass.
7/15/2015	116	Angelica Cir	Valley View	Trash	2:39pm-Trash cart out.
7/15/2015	116	Angelica Cir	Valley View	Unsignltness	2:39pm-Items sitting to the left of the property in the common area.
7/30/2015	103	Cliff View Cir	Valley View	Unsignltness	11:17am-Wheel barrow sitting out.
7/30/2015	126	Cliff View Cir	Valley View	Maintenance or Property	11:17am-Yard is dead and weeds in the rock areas and yard.
7/30/2015	160	Cliff View Cir	Valley View	Vehicle	11:18am-Large cargo trailer parked on driveway. No letter sent.
7/30/2015	218	Cliff View Cir	Valley View	Maintenance or Property	11:19am-Yard is dead and weeds/grass in the rock areas.
7/30/2015	229	Cliff View Cir	Valley View	Maintenance or Property	11:20am-Weeds/grass in the rock aras.
7/30/2015	282	Cliff View Cir	Valley View	Abandoned Vehicle	11:21 am-Car parked on astreet with expired tags 06/15.
7/15/2015	10	Jessica Ln	Valley View	Unsignltness	2:47pm-Car ramps on the side of the house in the common area.
7/8/2015	10	Angelica Cir	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	89	Angelica Cir	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	116	Angelica Cir	Valley View Village	Unsignltness	11:00am-Desk, cooler, chair and interior type foot stool sitting out in common area.
7/8/2015	23	Bryan Loop	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	64	Cliff View Cir	Valley View Village	Maintenance of Property	11:00am-Weeds in the rock areas.
7/8/2015	79	Cliff View Cir	Valley View Village	Trash	11:00am-Trash cart it out.

7/8/2015	160 Cliff View Cir	Valley View Village	Maintenance of Property	11:00am-Weeds in the rock areas.
7/8/2015	204 Cliff View Cir	Valley View Village	Vehicle	11:00am-Trailer stored in side yard.
7/8/2015	218 Cliff View Cir	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	229 Cliff View Cir	Valley View Village	Maintenance of Property	11:00am-Weeds in the rocks to the right of the property and the lawn needs to be watered.
7/8/2015	229 Cliff View Cir	Valley View Village	Unsignltness	11:00am-Need to store play equipment when not in use.
7/8/2015	256 Cliff View Cir	Valley View Village	Maintenance of Property	11:00am-Weeds in the rocks to the right of the property.
7/8/2015	18 Cliff View Ct	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	74 Cliff View Ct	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	14 Cliff View Ln	Valley View Village	Maintenance of Property	11:00am-More weeds than grass in lawn, fence needs to be stained.
7/8/2015	26 Cliff View Ln	Valley View Village	Maintenance of Property	11:00am-Weeds in the rock area to the right of the property.
7/8/2015	26 Cliff View Ln	Valley View Village	Trash	11:00am-Trash cart it out.
7/8/2015	26 Cliff View Ln	Valley View Village	Unsignltness	11:00am-Some sort of container/plastic jug sitting in the rocks to the right of the house.
7/8/2015	40 Cliff View Ln	Valley View Village	Maintenance of Property	11:00am-Lawn needs to be watered.
7/8/2015	Valley View Commons	Valley View Village	Maintenance of Lot	11:00am-Lot has not been mowed this year.
7/30/2015	41 Green Mesa Pl	Willow Creek	Maintenance of Property	11:24am-Weeds/grass in the rock areas.
7/30/2015	41 Green Mesa Pl	Willow Creek	Vehicle	11:24am-Trailer parked in rocks with tree trimming piled around it.
7/8/2015	76 Green Mesa Pl	Willow Creek	Unsignltness	11:00am-Christmas lights still displayed.
7/8/2015	118 Green Mesa Pl	Willow Creek	Maintenance of Property	11:00am-Weeds in the rock area along Willow Creek Trl.
7/30/2015	118 Green Mesa Pl	Willow Creek	Maintenance of Property	11:26am-Weeds/grass in the rock areas.
7/30/2015	17 Promontory Pl	Willow Creek	Maintenance of Property	11:29am-Stack of tree branches sitting out and weeds/grass in the rock areas.
7/30/2015	17 Promontory Pl	Willow Creek	Sight Lines	11:29am-Bushes at the corner of Willow Creek Trl and Promontory Pl overhang into street in some areas about 2 feet.
7/30/2015	53 Promontory Pl	Willow Creek	Unsignltness	11:29am-Truck bed cover and truck tail gate leaning against the house.
7/7/2015	50 River View Pl	Willow Creek	Maintenance of Property	

7/30/2015	61	Willow Creek Ct	Willow Creek	Maintenance or Property	11:32am-2 dead trees.
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Overview of the Oil and Gas Committee.

- At the Direction of the Board of Directors monitor and report on energy issues affecting the Battlement Mesa Planned Unit Development (PUD) and/or energy issues outside the PUD if those issues could affect the health and welfare of Battlement Mesa residents. Also, provide a communication outlet between the energy industry, Energy Advisory Board, Local Government Designee and the BMSA.
1. The Committee shall review and monitor energy issues in the Battlement Mesa area and report to the Board of Directors.
 2. The Committee shall meet, when necessary, with energy companies to gather information about their activities and/or communicate concerns.
 3. The Committee shall make every attempt to achieve the desired outcome by negotiation rather than confrontation on issues involving energy companies.
 4. The Committee may from time to time hold informational gatherings with the mineral extraction industry, BMSA Board of Directors and community members.
 5. The Committee shall make requests of the Board of Directors for approval of all expenditures.
 6. As requested by the Board of Directors, conduct other committee related duties as assigned.
 7. Review its own performance annually and submit a report to the Board of Directors identifying what had been accomplished by the Committee.

Oil & Gas Committee Activities

- Discussions with URSA to determine their horizontal reach from drill pads in the Battlement Mesa area.
- Attending the URSA Community Meetings.
- Oil & Gas Committee Meeting 8/11/2015: Members in attendance – Lynn Shore, Acting Chairman; Don Mumma (EAB Representative and LGD); Frances Rose. Others in attendance – Sara McCurdy (BMSA President).

Current Focus

- Based on a 3 August 2015 letter from the BMSA Manager request that current committee members be asked if they are still interested in serving and whether they can commit to meeting regularly and in form the BMSA Board.
- The first order of business was to find out who wished to remain on the committee. The members in attendance agreed to continue on the committee. From the information in Chuck Hall's e-mail to the committee members, it is clear that he wishes to remain on the committee. The existing vacancy on the committee is due to the resignation of Greg Davidson. According to the O & G Committee Charter the vacant position will be filled by a member of the BMSA Board.
- It is suggested that there be more interaction/direction from the BMSA Board as to the interaction between the O & G Committee and the gas companies.
- It also was strongly suggested that one "voice" be used when addressing the media. It was suggested that the "voice" be that of the O & G Committee chairman.



BATTLEMENT MESA

Service Association

- It is suggested that URSA's John Doose be a guest speaker at BMSA. If that is of interest to the BMSA Board the O & G Committee will arrange it with him. It also was suggested that he could speaker at Kiwanis or on KSUN so that others in the community could receive information from URSA about their planned activities in the Battlement Mesa Area.
- Don Mumma gave a report from the EAB. He reported on the presentation from Morgan Hill, Environmental Health Specialist, Garfield County Public Health and Cassie Archuleta, Project Scientist, Air Resource Specialist. There had been a portable air monitor on the B Water Tank to check the air quality. It showed that the air quality is good. The monitor is now in use in Glenwood Springs, but will be returned to this area when finished in Glenwood Springs.

Activities

- Continue to participate with URSA at their community meetings, next one scheduled for Monday the 17th of August with the final of the five community meeting to be on the 2nd of September.
- Fred Jarman, Director, Garfield County Community Development Department, has informed the O & G Committee that the URSA land use application for the Special Use Permits for two well pads (24 – 28 wells on each) and the associated 2.5 mile pipeline in Battlement Mesa has now been deemed technically complete by the Community Development Department. The first public hearing with the Planning Commission has been set for Wednesday, September 23, 2015. That hearing will take place in Glenwood Springs in the Commissioners Hearing Room at 108 8th Street at 6:00 PM.
- Fred Jarman will be setting up site visits as we near the public hearings for both the Planning Commission and Board of County Commissioners. These will be noticed public meetings and you are welcome to attend.
- Links to the application materials will soon be available. There are three discreet applications for this project:
 - 1) BMC "B Pad"
 - 2) BMC "D Pad"
 - 3) Pipeline Development Plan

Action Items / Next Steps

- Follow activities of Oil & Gas in and around the PUD.
- Review and make recommendations to the BMSA Board regarding the URSA land use application.

Overview of the Oil and Gas Committee.

•At the Direction of the Board of Directors monitor and report on energy issues affecting the Battlement Mesa Planned Unit Development (PUD) and/or energy issues outside the PUD if those issues could affect the health and welfare of Battlement Mesa residents. Also, provide a communication outlet between the energy industry, Energy Advisory Board, Local Government Designee and the BMSA.

1. The Committee shall review and monitor energy issues in the Battlement Mesa area and report to the Board of Directors.
2. The Committee shall meet, when necessary, with energy companies to gather information about their activities and/or communicate concerns.
3. The Committee shall make every attempt to achieve the desired outcome by negotiation rather than confrontation on issues involving energy companies.
4. The Committee may from time to time hold informational gatherings with the mineral extraction industry, BMSA Board of Directors and community members.
5. The Committee shall make requests of the Board of Directors for approval of all expenditures.
6. As requested by the Board of Directors, conduct other committee related duties as assigned.
7. Review its own performance annually and submit a report to the Board of Directors identifying what had been accomplished by the Committee.

Oil & Gas Committee Activities

- Oil & Gas Committee Members in attendance – Chuck Hall, Don Mumma, Frances Rose & Lynn Shore.

Current Focus

- URSA's 4th Community Meeting – Drilling and Completion Phase
- URSA's 5th and final Community Meeting, scheduled for 5 September 2015 will discuss the Operations and Production Phase

Activities

- The Colorado Parks and Wildlife gave a general overview of the process to come up with a wildlife mitigation plan that has been agreed to between CPW and URSA.
- URSA plans to drill 197 wells with the downhole locations within the PUD. They plan is to drill 103 of those downhole locations from well pads that are located outside of the PUD. The remaining 94 downhole locations will be drilled from well pads that are located within the PUD.
- The first of the well pads within the PUD are the B Pad and the D Pad. The Land Use Application (LUA) submitted by URSA to Garfield County was deemed complete on the 13th of August 2015. URSA has also submitted an LUA for the pipeline connecting the B and D well pads with the F pad. This LUA was also deemed complete on the 13th of August 2015.
- A public hearing before the Planning Commission is scheduled for the 23rd of September 2015, with the location of the hearing in Glenwood Springs. Garfield County will also be setting up site visits for the Planning Commission and the Board of County Commissioners that will be noticed at a future date.

- The Tompkins Gathering Pipeline has been approved by the County Commissioners. This pipeline will run from the Tompkins Pad to the Richardson Pad. This was approved on 17th August 2015.
- The B Pad's construction is planned for early September, with the pad size being 450' X 350'.
- URSA has four more wells to drill on the Yater Pad and this drilling should conclude by the end of August 2015 with the rig then moving to Silt area.
- Completions are currently being done on the Watson B Pad and when this is complete the Completion Phase will shift to the Yater Pad.
- The Health Impact Assessment (HIA) had more than 70 recommendations. The information being provided by URSA in these community meetings are showing how their company is addressing these recommendations. Additional information that will be available in their Land Use Application will allow additional review.
- A link to the Land Use Application documentation should be available soon.

Action Items / Next Steps

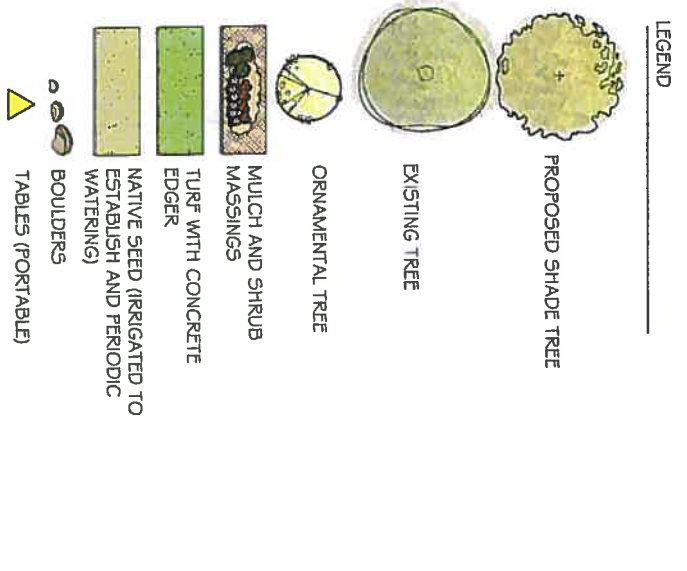
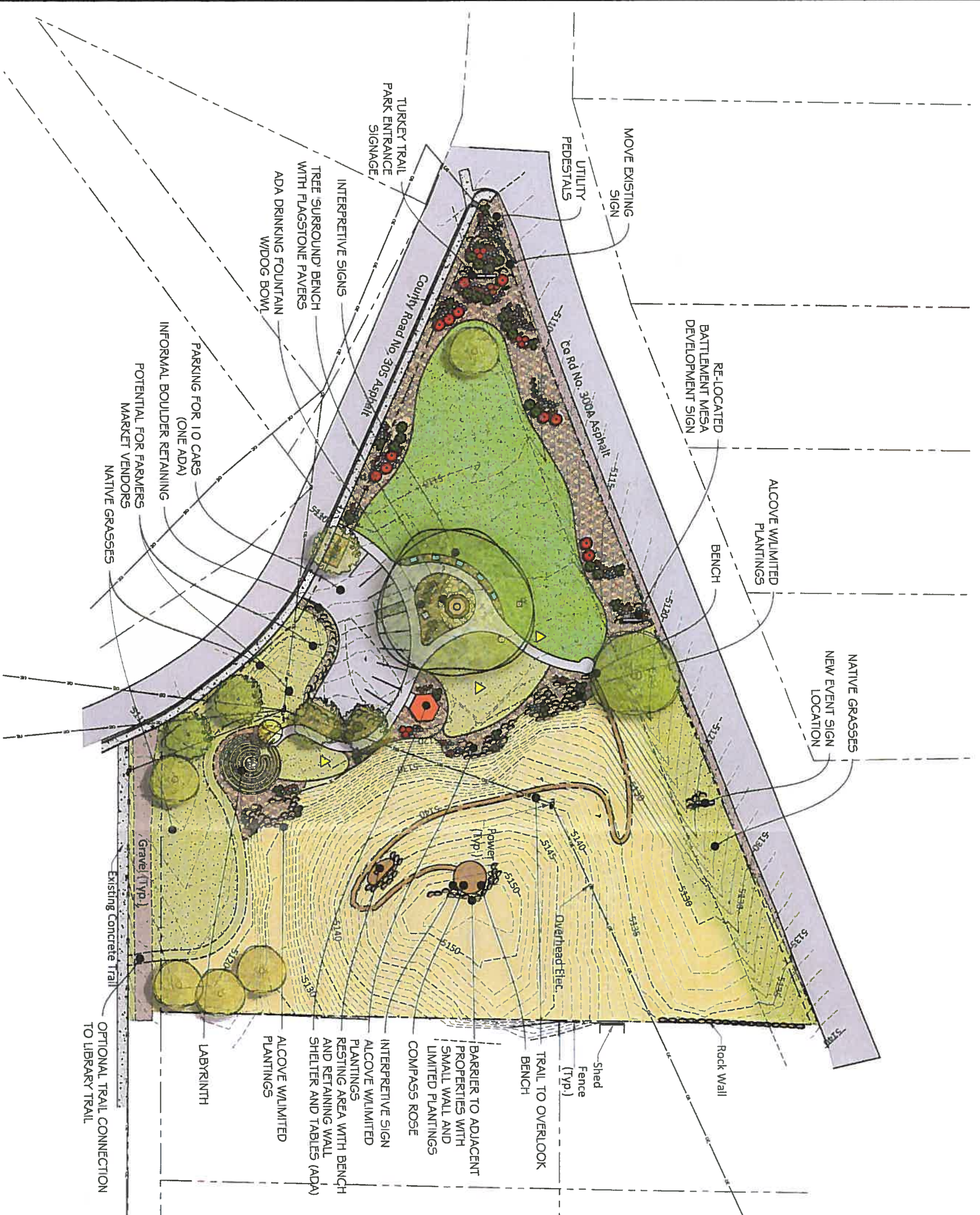
- Review the Land Use Applications for Pad B, Pad D, and the 2.5 mile Pipeline
- Follow activities of Oil & Gas in and around the PUD.

ESTIMATE OF PROBABLE COST

Turkey Trail Park, Master Plan
 Battlement Mesa Service Association
 Updated 08/17/2015
 Ciavonne, Roberts & Associates

	QUANTITY	UNIT	COST/UNIT	COST/ITEM	TOTAL COSTS
MOBILIZATION	0.03	SUM	\$123,538.05		\$3,706
DEMOLITION/CLEARING & GRUBBING					\$1,000
CLEARING & GRUBBING	1	LS	\$1,000.00	\$1,000.00	
EROSION AND STORM WATER CONTROL					\$500
DURING CONSTRUCTION	1	LS	\$500.00	\$500.00	
GRADING/EARTHWORK					\$917
UNCLASSIFIED EXCAVATION FOR PARKING SECTION -11"	153	CY	\$2.50	\$381.97	
UNCLASSIFIED EMBANKMENT (Spread parking excavation)	153	CY	\$3.50	\$534.76	
PARKING					\$11,675
AGGREGATE BASE COURSE (6" CL-6)	498	SY	\$7.50	\$3,736.67	
PAVED HC PARKING/RAMPS (CONCRETE)	167	SF	\$6.00	\$1,002.00	
ASSUME RE-USE OF EXISTING CURB CUT	0	LS	\$2,500.00	\$0.00	
CURB AND GUTTER (2')	289	LF	\$24.00	\$6,936.00	
SITE FURNITURE - LOWER PARK					\$9,200
TREE BENCH	1	EACH	\$2,000.00	\$2,000.00	
OTHER BENCHES	4	EACH	\$900.00	\$3,600.00	
TRASH RECEPTACLES	1	EACH	\$600.00	\$600.00	
PICNIC TABLES	3	EACH	\$1,000.00	\$3,000.00	
UTILITIES					\$2,360
DRINKING FOUNTAIN	1	EACH	\$1,500.00	\$1,500.00	
WATER SERVICE LINE	86	LF	\$10.00	\$860.00	
ELECTRIC - NOT CURRENTLY PROGRAMMED	0	LS	\$0.00	\$0.00	
PATHS/CONCRETE					\$10,412
DECOMPOSED GRANITE WALKS	2,950	SF	\$1.00	\$2,950.00	
FLAGSTONE PAVING UNDER TREE BENCH AREA	533	SF	\$14.00	\$7,462.00	
PATH TO TOP OF HILL					\$8,088
PATH TO TOP OF HILL (DECOMPOSED GRANITE)	1,188	SF	\$1.00	\$1,188.00	
COMPASS ROSE	1	LS	\$2,000.00	\$2,000.00	
INTERPRETIVE SIGNS	1	EACH	\$1,000.00	\$1,000.00	
BENCH	1	EACH	\$900.00	\$900.00	
BOULDERS FOR RETAINING	30	EA	\$100.00	\$3,000.00	

	QUANTITY	UNIT	COST/UNIT	COST/ITEM	TOTAL COSTS
ALCOVES					
EXCAVATION	3	LS	\$500.00	\$1,500.00	\$12,000
BOULDERS - MOVE FROM NEW PARK AT SIPPRELLE	105	EA	\$100.00	\$10,500.00	
LANDSCAPE					\$39,085
2" CANOPY TREES	5	EA	\$300.00	\$1,500.00	
1-1/2" ORNAMENTAL TREES	1	EA	\$275.00	\$275.00	
CONCRETE EDGER	840	LF	\$4.00	\$3,360.00	
BOULDERS AT PARKING EDGE - FROM SIPPRELLE PARK	35	EA	\$100.00	\$3,500.00	
SHRUB BEDS PREP, ROCK MULCH AND FABRIC	14,436	SF	\$1.10	\$15,879.60	
SHRUBS	150	EA	\$40.00	\$6,000.00	
PERENNIALS	150	EA	\$15.00	\$2,250.00	
LAWN - FINE GRADE, SEED, SOIL PREP	15,522	SF	\$0.20	\$3,104.40	
NATIVE SEED - FINE GRADE, SEED	21,441	SF	\$0.15	\$3,216.15	
IRRIGATION					\$17,602
ASSUME EXISTING BACKFLOW ASSEMBLY	0	EA	\$1,500.00	\$0.00	
ASSUME EXISTING ENCLOSURE	0	EA	\$2,000.00	\$0.00	
DRIP PER TREE	6	EA	\$20.00	\$120.00	
DRIP PER SHRUB	150	EA	\$6.50	\$975.00	
DRIP PER PERENNIAL	150	EA	\$3.50	\$525.00	
TURF AREAS	15,522	SF	\$0.50	\$7,761.00	
NATIVE SEED AREAS	16,441	SF	\$0.50	\$8,220.50	
SIGNAGE					\$10,700
HANDICAP PARKING SIGNS	1	EA	\$200.00	\$200.00	
PARK SIGN	1	LS	\$2,500.00	\$2,500.00	
INTERPRETIVE SIGNS	5	EACH	\$1,000.00	\$5,000.00	
MOVE BMI SIGN FROM CORNER (NEW FOOTINGS)	1	LS	\$1,000.00	\$1,000.00	
NEW BMSA EVENT SIGN	1	LS	\$1,000.00	\$2,000.00	
CONSTRUCTION TOTAL					\$123,538
CONSTRUCTION W/MOBILIZATION					\$127,244
CONSTRUCTION CONTINGENCY (15%)		LS	0.15		\$18,531
GRAND TOTAL ESTIMATE					\$145,775
ADDITIVE ALTERNATE COSTS					
ASPHALT PARKING AREA					\$12,632
ASPHALT PARKING AREA (3")	498	SY	\$25.00	\$12,455.56	
PARKING SPACE STRIPING	235	LF	\$0.75	\$176.25	
LABYRINTH	1	LS	\$0.00	\$0.00	
CONCRETE WALKS	2,950	SF	\$4.50	\$13,275.00	\$13,275
OPTIONAL CONCRETE WALK TO LIBRARY PATH	1,455	SF	\$4.50	\$6,547.50	\$6,548
PICNIC PAVILION	1	EA	\$15,000.00	\$15,000.00	\$15,000



GROUP CONSENSUS AND CRA DESIGN NOTES:

- PARKING FOR 10 CARS
- EXTENDED TRAIL TO TOP OF HILL
- LABYRINTH - PEA GRAVEL PATHS WITH DECOMPOSED GRANITE FILL
- HALF TREE BENCH
- SCATTER INTERPRETIVE SIGNS
- HILLSIDE BOULDERS AT ALCOVE LOCATIONS, IN-BETWEEN EXTENSIVE AND LIMITED BOULDERS
- DRINKING FOUNTAIN WITH DOG DISH
- MULTIPLE INTERPRETIVE SIGNS
- NO FENCE
- ROCK THEME IN ALCOVES, SHELTER BASES, SIGN BASES, DRINKING FOUNTAIN, UNDER BENCHES, AROUND TREE



TURKEY TRAIL PARK

MASTER PLAN 8-17-15



DRINKING FOUNTAIN



BENCH WITH STONE



SHELTER WITH STONE



ALCOVE



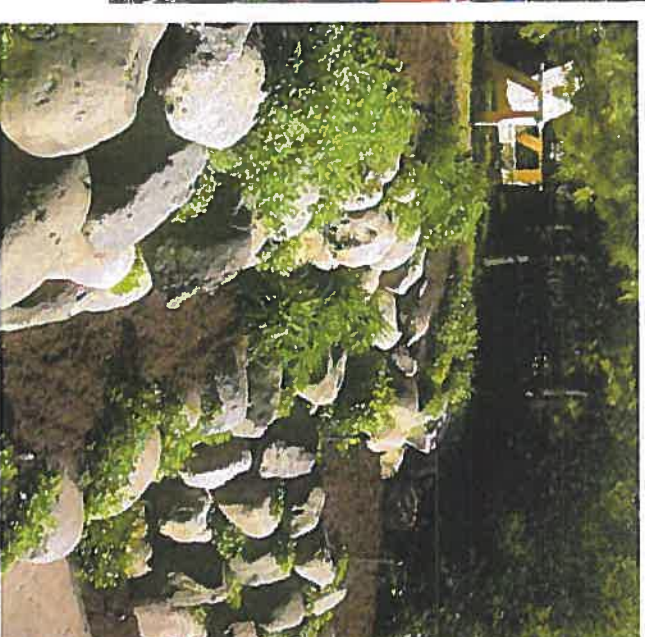
BENCH



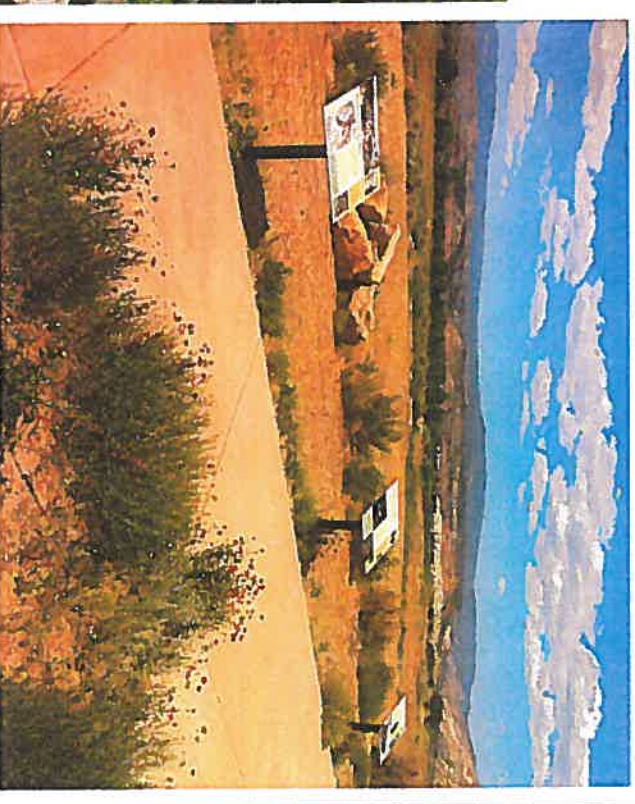
COMPASS ROSE



LABYRINTH



STONE WALL



INTERPRETIVE SIGNS

Public and Community Relations
Committee Meeting Update
August 18, 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. For an unknown reason, we did not receive our normal website analytics report from VistaWorks, thus no results are available for the month of July 2015.
- Newsletter Newsletters were sent to 526 in July. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The July Newsletter attained a 42% open rate (as of August 14th) and a 12% click through rate.
- Showcase Positive Lifestyle As you know, the 2014 Report to Members was completed and was distributed at the BMSA's Annual Community Meeting. Additional copies are available for new residents, realtors, etc.
- Facebook Our Facebook page revision has created more interest as shown by the increase in our "likes" to 169. 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 111 views of our videos in the past 28 days. We have 11 subscribers, up 1, 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 the You Tube icon at the top right corner of the page.
- Google + Our recent videos can also be viewed by going to our Google + page. To get to the Google + site, click on the icon in the top right corner of the Battlement Mesa home page.
- NWCCHT. The Garfield County participants in the NWCCHT last met on May 29th to finalize our Gateway Interpretive Sign. The final design is now complete and we are waiting for the sign to be installed. 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."

Respectively Submitted by:
Keith Lammey, Chair, Public and Community Relations Committee

The Colorado Dream

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

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**BMSA Board of Directors Meeting
August 18, 2015
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: July 15, 2015
Attended by: Unable to attend**

Overview:

The AGNC last met on July 15, 2015 in Fruita, Colorado at the Fruita Community Center. As previously reported, the meeting was well attended. The next AGNC meeting will be held on August 19, 2015 at the Yampa Valley Regional Airport near Hayden.

The meeting will include a "Connect American Fund II" presentation by Abel Chavez and Tim Kunkleman, CenturyLink Communications, and a talk by Dan Haley, Executive Director of the Colorado Oil and Gas Association.

Due to a conflict with the monthly Grand Valley Fire Protection District meeting, I am unable to attend the AGNC's August meeting.

Respectively Submitted by:

**Keith Lammey, BMSA Representative
Associated Governments of Northwest Colorado**

The Colorado Dream

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Manager Report

Date: August 18, 2015

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

Foreclosure Property Maintenance: Per the decisions of the July covenant violation hearings the properties at 110 W. Tamarack, 187 Cedar Circle were mowed and weeds removed and the fence at 170 Queen City Circle has been repaired.

Sub-Committee Meeting to Review Service Contracts: As directed at the July meeting of the BMSA, Board of Directors, a sub-committee of directors, Bob Arrington, Sara McCurdy and Laurel Koning and I met to review those service contracts up for renewal in 2016. Those contracts are, Website Maintenance, Newsletter Production, Weed Management, and Roadside Litter Pickup. Some modifications and more specific expectations were identified and I have begun making those changes to the contracts. Bid proposals are also being prepared for advertisement.

Maintenance Items: BMSA management has had a busy month of responding to member requests for maintenance items. Additional mowing and trimming was completed along Lodge Pole Circle, trail connection off of Lupine Lane, trail connection off of Juniper Lane, trail connection between Rainbow Trail and Blackhawk Trail, trail connection between Rainbow Trail and Tamarisk Meadows and right-of-way along Thunderberg Trail. A tree were trimmed for improved visibility on Rainbow Trail. The open space area between Silver Plume and Morning Star was trimmed with trees and shrubs pruned to improve access and mitigate fire concerns. Several fences were repaired in the park areas at Tamarisk and Saddleback Village where posts and pickets had been broken.

Special Meeting of The Reserve Village: A special meeting was held August 5th as the result of a petition submitted by village members of The Reserve for the purpose of electing a delegate to replace the previous delegate John Constine. A quorum was established and John Keller was elected as the new delegate.

Landscape Modification Along Fences: Eric Short provided me with a cost estimate to modify the landscape along fences maintained by the BMSA. The modification would be to remove grass areas along the fences (3 foot width) and replace the grass with landscape fabric and gravel and install a barrier between the grass and gravel. The irrigation would be relocated 3 feet away from the fences. The cost per mile (5,280') is \$36,000. The cost per square foot is \$2.27.