

Approved 10/20/15

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 15, 2015

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

OWNERS OPEN FORUM

Lynn Shore stated that Kiwanis is having their annual food drive in October. Kiwanis would like to be able to display some sandwich board type signs throughout the community reminding the community of the date and time of food pickup.

The Board of Directors will allow the Kiwanis club to display sandwich board type signs for 4 days.

Lynn Shore stated that he came to the Board of Directors regarding the possibility of eliminating HOA fees for new commercial businesses. Mr. Shore asked if the Board has a resolution of this request.

The Board of Directors asked Mr. Rippy to schedule a meeting with Director Arrington and Declarant Schmela to propose a recommendation to the Board.

CALL TO ORDER

Director Koning called the meeting to order at 9:03 am.

DISCLOSURE OF CONFLICTS

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

JOHN DOOSE-URSA PRESENTATION

John Doose with URSA gave a presentation to the Board of Directors regarding the special use permit submitted to Garfield County for approval.

APPROVAL OF MINUTES

A motion was made by Director Shepherd and seconded by Director Arrington to approve the August 18, 2015 minutes as presented. The motion carried unanimously.

APPROVAL OF FINACIAL REPORT

A motion was made by Director Toomey and seconded by Director Keller to approve the August 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 report.

Parks/Open Space/Trails Committee: No report.

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

MANAGER REPORT

See attached report.

DEVELOPER REPORT

Declarant Gallegos reported that 35th Ave is now servicing breakfast, lunch and dinner.

Declarant Gallegos reported that a Mexican type store is moving into one of the vacant shops next to the Modular Home Park.

Declarant Gallegos reported that a fast-food type Mexican restaurant will be moving into one of the vacant shops next to the Modular Home Park.

Declarant Gallegos reported that BMC is at about a 54% occupancy rate.

NEW BUSINESS

Xeriscape: The Board of Directors discussed at length the architectural application variance request submitted by a resident. Even though our governing documents state that a minimum 40% of the net front yard is to be irrigated turf grass, new statutes passed in Colorado in 2013 state that any home owners associations covenant either prohibiting xeriscaping or requiring the primary or exclusive use of turf grass is declared unenforceable. The Board advised the architectural committee to approve this variance request and the management staff will work on getting the covenant changed to conform with the Colorado state law.

OTHER BUSINESS

Thom Hamick-Architectural Committee Chairman: Mr. Hamick informed the Board of Directors that he will be resigning from the committee effective December 31, 2015.

At 10:45 am Directors Koning and Shepherd left the meeting to attend a funeral.

ADJOURNMENT

Since there is no longer a quorum, the hearings will be re-scheduled for the October meeting and the meeting was adjourned at 10:45am.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes August 19, 2015

Present: Thom Hamick, Keith Sheppelman, Eric Short, Mitch Tierney, Pittman

Agenda

Meeting minutes from August 5, 2015 approved

APPLICATIONS:

1. 14 Mesa Vista Pl
Owner: T & R Thompson
Request: Replant natural area in lawn with Flowering plants
Completion date: August 31 2015
Action: Approved

2. 70 Hackberry Ln
Owner: Kari Arneson
Request: Install 6"-0" cedar fence
Completion Date: September 1, 2015
Action: Approved

3. 515 Lodgepole Circle
Owner: M & E Jansen
Request: Plant three new trees/bushes
Completion Date: October 1, 2015
Action: Approved

4. 45 Bryant Loop
Owner: T & M Ocegüera
Request: Replace gravel area in yard with concrete slab
Completion Date: October 31, 2015
Action: Approved

5. 148 Willow Creek Trail
Owner: J Matthews
Request: Variance request to replace all grass area on property with washed stone.
Action: Denied Section 5.03 (Variance Application) states "... application for variance must also include a narrative statement demonstrating either a hardship or other reason for requesting the variance". No such statement given.

6. 162 Boulder Ridge Dr

Owner: M Tierney

Request: M. Tierney appeared before the committee requesting his "completion Date" for "Rock Garden" in rear yard be extended.

New Completion Date: November 30, 2015 M. Tierney stated that he would be completed with this project by this date and would not seek additional extensions.

Action: Approved

7. 19 Talon Tr

Owner: J. Pittman

Request: Pittmans are requesting a variance from Section 4.17 (Outbuildings) They wish to build their shed to extend beyond the "Net Buildable Area" of their lot and to build their shed to a height of approximately 11'-0" in height.

Action: Committee will post a "notice" at the owner's residence for 10 days per section 5.03 (variance application)

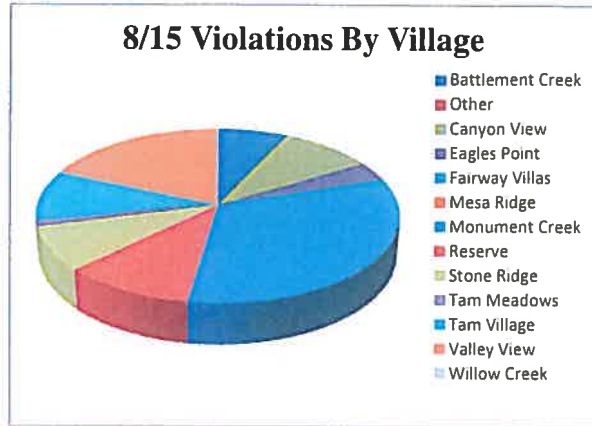
Report Period: August 2015

Violations YTD 806
Violations This Mo. 86

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

	Monthly Violations By Village	% of Total Violations
Battlement Creek	6	7%
Other	0	0%
Canyon View	8	9%
Eagles Point	3	3%
Fairway Villas	1	1%
Mesa Ridge	0	0%
Monument Creek	27	31%
Reserve	9	10%
Stone Ridge	7	8%
Tam Meadows	1	1%
Tam Village	8	9%
Valley View	16	19%
Willow Creek	0	0%

86	100%
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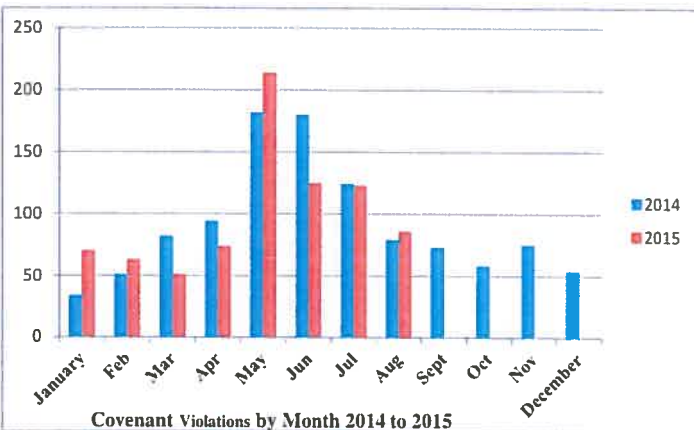
	Monthly Violations By Type	% of Total Violations
Parking	5	6%
Side Yard	1	1%
Maintenance	23	27%
Lot Maintenance	3	3%
Arch Approval	1	1%
Vegetation/Curbs	6	7%
Signs	2	2%
Trash	25	29%
Unsightliness	5	6%
Vehicle	14	16%
Sightlines	1	1%

86	100%
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	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	86
Sept	73	
Oct	58	
Nov	75	
December	53	

1085	806
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Report Date: 8/31/2015		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
8/19/2015	294	Battlement Creek Trl	Battlement Creek	Lot Maintenance	3:05pm-Lot needs to be mowed, vegetation over growing into the street.
8/19/2015	332	Battlement Creek Trl	Battlement Creek	Maintenance of Property	3:07pm-Dead pinetree in front yard.
8/19/2015	421	Battlement Creek Trl	Battlement Creek	Trash	3:08pm-Trash cart out.
8/19/2015	332	Battlement Creek Trl	Battlement Creek	Vegetation Over Growth	3:07pm-Vegetation growing over into the street.
8/19/2015	40	Boulder Ridge Dr	Battlement Creek	Trash	3:09pm-Trash cart out.
8/19/2015	217	Boulder Ridge Dr	Battlement Creek	Trash	3:10pm-Trash cart and trash barrel sitting out.
8/21/2015	12	Cedar Ct	Canyon View	Unsignhtiness	10:56am-Satelite dish sitting out on the rocks and wishing well sitting on the corner of the driveway.
8/19/2015	203	Limberpine Cir	Canyon View	Abandoned Vehicle	5:29am-White Chev truck CO tags 219-PQA expired 06/15 with a nearly flat tire.
8/19/2015	203	Limberpine Cir	Canyon View	No On-Street Parking	5:29am-Silver Chev truck CO tags 111-QGO parked more on the street than in the driveway.
8/19/2015	170	Limberpine Cir	Canyon View	No On-street parking	5:27am-Red Saturn CO tags 322-ZPJ parked on Limberpine Circle.
8/19/2015	206	Limberpine Cir	Canyon View	No On-street parking	5:31 am-Red Ford truck park on Limberpine Circle.
8/19/2015	213	Limberpine Cir	Canyon View	No On-street parking	5:30am-Gray SUV parked on Limberpine Circle.
8/19/2015	206	Limberpine Cir	Canyon View	Vehicle	5:31 am-Black cargo trailer parked on vacant lot next to property.
8/19/2015	198	Limberpine Cir	Canyon View	Vehicle	5:28am-Popup camper parked on driveway. No letter sent.
8/19/2015	142	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	4:35pm-Lot needs to be mowed.
8/19/2015	188	Eagle Ridge Dr	Eagle's Point	Lot Maintenance	4:38pm-Lot needs to be mowed.
8/19/2015	81	Talon Trl	Eagle's Point	Maintenance of Property	4:37pm-Weeds in the rocks to the left of the driveway.
8/10/2015	68	Hogan Cir	Fairways	Maintenance of Property	Yard is dead.
8/21/2015	46	Aspen Way	Monument Creek	Maintenance of Property	10:05am-Lawn is dry and weeds in the concrete driveway carcks.
8/21/2015	57	Bristlecone Ct	Monument Creek	Vegetation Over Growth	10:23am-Bushes hanging out into the street.
8/21/2015	11	Cactus Ct	Monument Creek	Trash	10:14am-Trash cart out.
8/21/2015	80	Columbine Ln	Monument Creek	Trash	10:12am-Trash cart out.
8/21/2015	79	Columbine Ln	Monument Creek	Trash	10:12am-Trash cart out.
8/21/2015	80	Dogwood Ln	Monument Creek	Unsignhtiness	10:26am-Lawn mower sitting out.

8/21/2015	103 Hawthorne Way	Monument Creek	Maintenance of Property	10:20am-2 dead aspen trees, lawn is dying and weeds by the garage.
8/21/2015	15 Hawthorne Way	Monument Creek	Maintenance of Property	10:21am-Weeds in the rocks along Ponderosa Circle.
8/21/2015	15 Hawthorne Way	Monument Creek	Sight Line	10:21am-Juniper bushes interferes with sight line onto Ponderosa Circle.
8/21/2015	98 Hawthorne Way	Monument Creek	Vehicle	10:19am-Trailer parked on driveway.
8/10/2015	50 Holly Way	Monument Creek	Maintenance of Property	Dead trees.
8/21/2015	9 Juniper Ln	Monument Creek	Maintenance of Property	10:43am-Yard is dead.
8/21/2015	9 Juniper Ln	Monument Creek	Vegetation Over Growth	10:43am-Bushes hanging out into the street.
8/21/2015	46 Lupine Ln	Monument Creek	Maintenance of Property	10:18am-Lawn is dead.
8/21/2015	65 Lupine Ln	Monument Creek	Maintenance of Property	10:18am-Lawn is dead.
8/21/2015	23 Lupine Ln	Monument Creek	Vehicle	10:17am-Trailer parked on driveway. No letter sent.
8/21/2015	65 Pinyon Pl	Monument Creek	Illegal Signs	10:45am-For sale sign at property and corner of Pinyon Pl and Ponderosa Circle.
8/21/2015	591 Ponderosa Cir	Monument Creek	Maintenance of Property	10:47am-Weeds in the rocks to the right of the driveway, and yard is tall.
8/21/2015	261 Ponderosa Cir	Monument Creek	Vegetation Over Growth	10:23am-Bushes hanging out into the street.
8/21/2015	118 Ponderosa Cir	Monument Creek	Vehicle	10:16am-White cargo trailer parked on driveway. No letter sent.
8/21/2015	345 Ponderosa Cir	Monument Creek	Vehicle	10:26am-Trailer parked on driveway. No letter sent.
8/21/2015	358 Ponderosa Cir	Monument Creek	Vehicle	10:26am-Boat on trailer on driveway. No letter sent.
8/21/2015	68 Rosewood Way	Monument Creek	Trash	10:15am-Trash cart out.
8/21/2015	72 Sagemont Cir	Monument Creek	Maintenance of Property	10:06am-Dead aspen tree to the left of the property.
8/21/2015	187 Sagemont Cir	Monument Creek	Maintenance of Property	10:08am-Yard is dead.
8/21/2015	143 Sagemont Cir	Monument Creek	Trash	10:08am-Trash cart out.
8/21/2015	22 Willowview Way	Monument Creek	Trash	10:45am-Trash cart out.
8/21/2015	188 Lodgepole Cir	Stone Ridge	Maintenance of Property	10:54am-Rocks full of weeds/grass and the lawn is dying.
8/21/2015	443 Lodgepole Cir	Stone Ridge	Trash	10:49am-Trash cart out.
8/21/2015	328 Lodgepole Cir	Stone Ridge	Trash	10:49am-Trash cart out.
8/21/2015	264 Lodgepole Cir	Stone Ridge	Trash	10:50am-Trash cart out.

8/21/2015	188	Lodgepole Cir	Stone Ridge	Vegetation Over Growth	10:54am-Bushes hanging out in the street.
8/19/2015	43	Snowberry Pl	Stone Ridge	Architectural Approval	Dog fencing was not approved.
8/21/2015	27	Snowberry Pl	Stone Ridge	Trash	10:56am-Trash cart out.
8/10/2015	36	Baker Hill Pl	Tamarisk Meadows	Maintenance of Property	Weeds in the back yard are taller than the 6' fence.
8/21/2015	85	Cedar Cir	Tamarisk Village	Trash	2:17pm-Trash cart out.
8/21/2015	48	E Tamarack Cir	Tamarisk Village	Maintenance of Property	2:10pm-Weeds in the rock areas and grass is tall.
8/21/2015	60	E Tamarack Cir	Tamarisk Village	Trash	2:10pm-Trash cart out.
8/21/2015	216	E Tamarack Cir	Tamarisk Village	Trash	2:11pm-Trash cart out.
8/21/2015	216	E Tamarack Cir	Tamarisk Village	Unsignhliness	2:11pm-Pallet sitting out.
8/21/2015	144	E Tamarack Cir	Tamarisk Village	Vehicle	2:11pm-Trailer sitting on driveway.
8/21/2015	174	Mineral Springs Cir	Tamarisk Village	Maintenance of Property	2:26pm-Weeds/grass in rock areas.
8/21/2015	98	W Tamarack Cir	Tamarisk Village	Vehicle	2:13pm-Travel trailer parked on driveway. No letter sent.
8/19/2015	42	Meadow Creek Dr	The Reserve	Trash	2:51pm-Trash cart out.
8/19/2015	671	Meadow Creek Dr	The Reserve	Vegetation Over Growth	2:58pm-Bushes hanging over curb into the street.
8/19/2015	511	Meadow Creek Dr	The Reserve	Vehicle	3:00pm-Truck/trailer with snowmobiles parked on street. No letter sent.
8/19/2015	411	Meadow Creek Dr	The Reserve	Vehicle	3:01pm-Pontoon boat on street in front of property. CO tags 904-QAF. No letter sent.
8/19/2015	369	Meadow Creek Dr	The Reserve	Vehicle	3:02pm-Trailer parked on driveway. No letter sent.
8/21/2015	233	Roan Creek Dr	The Reserve	Yard Sale Sign	11:03am-Yard sale sign on Stone Quarry Rd.
8/19/2015	37	Valley View Pl	The Reserve	Maintenance of Property	2:54pm-Weeds in the rocks and backyard lawn is tall and very dry.
8/19/2015	15	Valley View Pl	The Reserve	Maintenance of Property	2:55pm-Weeds in the rocks to the right of the driveway.
8/19/2015	15	Valley View Pl	The Reserve	Unsignhliness	2:55pm-Posts and wite in front of house.
8/19/2015	89	Angelica Cir	Valley View	Trash	2:33pm-Trash cart out.
8/19/2015	21	Bryan Loop	Valley View	Maintenance of Property	2:35pm-Tall weeds in the back yard.
8/19/2015	21	Bryan Loop	Valley View	Trash	2:35pm-Trash cart out.
8/19/2015	47	Bryan Loop	Valley View	Trash	2:35pm-Trash cart out.
8/19/2015	33	Cliff View Cir	Valley View	No On-street parking	5:40am- Silver Toyota Tacoma CO tags 588-UXR parked on wrong side of Cliff View Circle.
8/19/2015	181	Cliff View Cir	Valley View	Trash	2:39pm-Trash cart out.
8/19/2015	218	Cliff View Cir	Valley View	Trash	2:39pm-Trash cart out.

8/19/2015	255 Cliff View Cir	Valley View	Trash	2:40pm-Trash cart out.
8/19/2015	229 Cliff View Cir	Valley View	Unsigniliness	2:40pm-Swimming pool equipment at the side of the house.
8/19/2015	76 Cliff View Ct	Valley View	Trash	2:37pm-Trash cart out.
8/19/2015	20 Cliff View Ct	Valley View	Trash	2:37pm-Trash cart out.
8/19/2015	14 Cliff View Ln	Valley View	Maintenance of Property	2:43pm-Fence needs to be stained.
8/19/2015	26 Cliff View Ln	Valley View	Maintenance of Property	2:44pm-Weeds in the rocks in front and side of house.
8/19/2015	26 Cliff View Ln	Valley View	Side Yard	2:44pm-Green Ford parked in the rocks to the right of the driveway.
8/19/2015	105 Talon Trl	Valley View	Vehicle	5:38am-White cargo trailer parked on driveway. No letter sent.
8/7/2015	21 Bryan Loop	Valley View Village	Maintenance of Property	Back yard weeds are taller than the fence.

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

- Attended Northwest Colorado Oil & Gas Forum – 9/3/2015
 - Information about Oil & Gas activities in Garfield County:
 - Approximately 11,000 active gas well
 - There were 1066 Applications to Drill in 2014
 - For 2015 there have been 421 Applications to Drill
 - Well starts for this year is 112
 - There are three (3) active all north of I-70
 - WPX
 - Black Hills
 - Caerus
 - Morgan Hill – Garfield County Environmental Health Specialist
 - Gave a presentation on “The Air We Breathe: A report on Garfield Country air quality monitoring results for 2008-2014”
 - A paper provided on “2014 Data – Air Quality Monitoring Update” is included as a pdf file.
- Oil & Gas Committee Meeting – 3:30 PM 9/8/2015
 - Oil & Gas Committee Members in attendance – Bernita Grove Chuck Hall, Don Mumma, Frances Rose & Lynn Shore.
 - Others in attendance - Eric Schmela (BM Partners), Kirby Wynn (Garfield County Oil & Gas Liaison), John Doose (URSA Landman)

Current Focus



- Review URSA's Phase 1's planned activities for the Battlement Mesa Planned Unit Development (PUD).
- Visit the sites for Pad B, Pad D and the route of the pipeline.

Activities

- John Doose reviewed the following:
 - A location map showing the proposed location for the planned B & D pads and the planned pipeline from the pads to its connection point for the gathering line.
 - Both site plans and profile views of the pads.
 - The planned burming and landscaping for Pad D.
 - Discussion was held about the pipeline bore for the gas and water lines that will connect the Pad B and Pad D. One area of River Bluff Road that was part of URSA's lease was given back to BMC so as to avoid utility that were in that area and thus the bore to connect the two pads.
 - With some of the concerns expressed by community members we also reviewed the location of the water intake pipe(s) for the water treatment facility and their location to Pad B.
 - The drainage from Pad B relating to the intake pipe(s) of the water treatment facility.
 - Haul routes for the two pads and potential traffic to the pads during different activities associated with the drilling operations.
 - Noise abatement method on the pads is being reviewed to determine what will be the best method to keep the noise from the pads to a minimum.
 - The county is going to improve Cemetery Road with equipment there currently. As a side note URSA is contributing \$100,000 of money/supplies to the county for work on this road.
 - Water for URSA's activities will be obtained from BMMD which should reduce truck traffic for water.
- The group then toured the two pad sites, the water treatment intake site and the planned location for the pipeline bore and the pipeline through the PUD.
 - This tour was very informative and gave the group a good perspective of the location of the pads and the parts of the community that will be potentially impacted by URSA's drilling activities.
 - The location of Pad B and it relationship to the intake pipe(s) was discussed on those points of interest.
 - The location of the pigging station on the pipeline was noted, and this new location will be further from the Valley View and closed to the Battlement Mesa Parkway which will reduce traffic around Valley View.
- Kirby Wynn reminded the attendees of the Garfield County Planning Commission meeting on 9/23/2015 in the Commissioners' office in Glenwood Spring regarding the URSA Special Use Permits

Action Items / Next Steps

- Continue to review the Land Use Applications for Pad B, Pad D, and the 2.5 mile Pipeline and make comments by 9/14/2015.
- Follow activities of Oil & Gas in and around the PUD.



2014 Data **Air Quality Monitoring Update**

Network Overview

Contents

- 1 Network Overview
- 2 What We're Monitoring
- 3 Daily Air Quality Index
- 4 Air Quality Trends
- 5 New in 2015
- 5 Other Resources

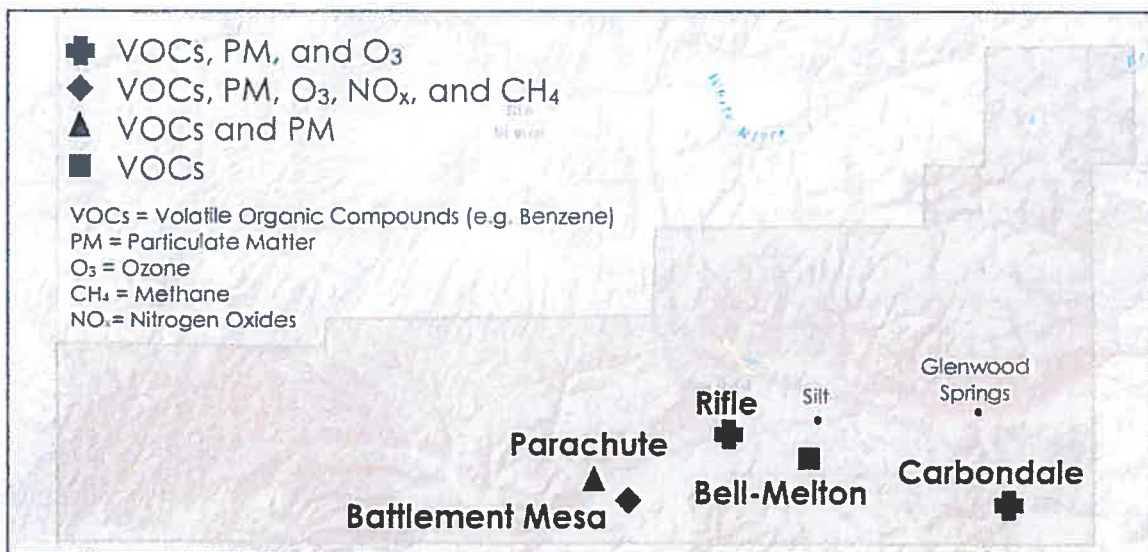
Garfield County Public Health operates an extensive air quality monitoring network designed to assess air quality in our county. Because clean air contributes to good health and a high quality of life, Garfield County is committed to a long-term air quality monitoring program.

Current air quality monitoring efforts include long term monitoring sites in Parachute, Rifle, Carbondale and a rural location about 4 miles south of Silt. Additionally, the County's mobile monitoring station operated in Battlement Mesa during 2014. This air quality monitoring update provides a brief summary of data collected through 2014. Key findings include:

- > Garfield County did not violate any national air quality standards
- > Air quality has continued to improve in recent years

While the current state of air quality in our county is good, Garfield County is committed to ongoing monitoring to better characterize what's in the air and help understand where it's coming from. Of particular concern are potential effects related to energy development, vehicle emissions, and population growth.

Visit our website at www.garfield-county.com/air-quality to learn more about what the county is doing and what YOU can do to protect and improve our air quality.



Garfield County Air Quality Monitoring Network Site Locations in 2014

What We're Monitoring

The 2014 air quality monitoring network in Garfield County consisted of five monitoring sites, at locations shown on the map on Page 1. Parameters monitored include:

- **Meteorology**
Wind speed, wind direction, temperature, relative humidity, and precipitation are collected along with air quality parameters to better understand the local conditions and transport of air pollutants.
- **Criteria pollutants**
 - **Ozone (O₃)**
 - **Nitrogen dioxide (NO₂)**
 - **Particulate matter (PM)**

Levels of criteria pollutants are regulated by the Environmental Protection Agency (EPA) and subject to National Ambient Air Quality Standards (NAAQS).
- **Volatile organic compounds (VOCs)**
This group includes hazardous air pollutants (HAPs), VOCs are monitored for a variety of purposes, including health effects, ozone formation potential and identification of pollutant sources.



Anna Triebel, field technician for Garfield County Environmental Health, checks one of the county's particulate matter monitors in downtown Rifle.

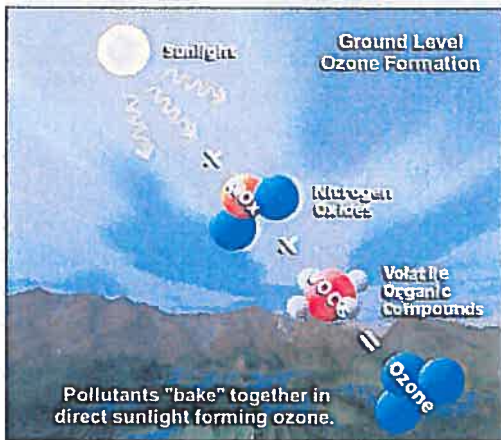


Image source: NASA.

Ozone

Ozone (O₃) is a pollutant formed through chemical reactions from the interaction oxides of nitrogen (NO_x) and volatile organic compounds (VOCs) in the presence of sunlight. Ozone occurs naturally at ground-level in low concentrations, but prolonged exposure to elevated concentrations can irritate the lungs and cause lung tissue damage. Ozone can also affect the reproduction and growth of some plants.

Nitrogen Oxides

Nitrogen dioxide (NO₂) and nitric oxide (NO) are the primary components of a group of gasses referred to as nitrogen oxides (NO_x). Although only NO₂ is considered a criteria pollutant, Garfield County monitors levels of NO, NO₂, and the total of all nitrogen oxides (NO_x) in the air. Nitrogen oxides emissions are primarily related to fuel combustion, especially motor vehicles and industrial sources. Exposure to elevated NO₂ concentrations can cause adverse respiratory effects. Additionally, NO_x contributes to both ozone and particulate matter (PM) formation.

Particulate Matter

Particulate Matter is made up of solid particles and liquid droplets that are small enough to be inhaled. Particulate matter is measured according to size, where:

- **PM_{2.5}** refers to particles less than 2.5 microns in diameter. These particles pose the greatest health risk.
- **PM₁₀** refers to particles less than 10 microns in diameter. These and larger sized particles can often be eliminated from the lungs through coughing.

Particulate matter has the potential to cause adverse respiratory and cardiovascular effects, especially when it becomes lodged deep in the lungs.

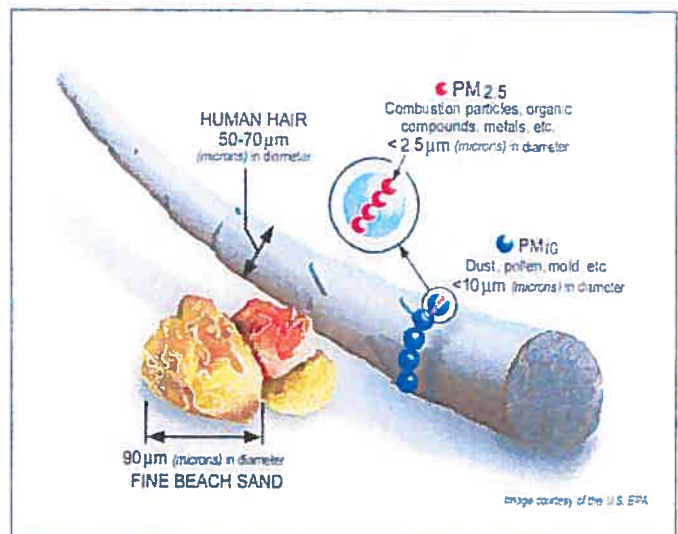


Image courtesy of the U.S. EPA

Volatile Organic Compounds

VOC monitoring in Garfield County includes **Hazardous Air Pollutants (HAPs)** such as the BTEX compounds (Benzene, Toluene, Ethylbenzene and Xylenes)

Volatile Organic Compounds (VOCs) include a wide variety of airborne organic compounds, of which more than **90 common compounds** are measured every six days in Garfield County. VOCs do not have set regulatory thresholds. Those monitored in Garfield County include:

- 21 compounds that are considered hazardous air pollutants (HAPs) which are known or believed to cause human health effects (e.g. benzene).
- A number of compounds related to oil and gas exploration and development
- 79 VOCs which are not considered hazardous to human health (e.g. ethane and propane).
- Methane, which is a potent greenhouse gas.

There are a variety of sources of VOCs. They include emissions from petroleum products (e.g., natural gas development and vehicle fueling), fuel combustion (e.g., vehicles and industry), manufacturing, and natural sources such as emissions from trees and other vegetation.

Air Quality Index – 2014 Levels

To provide real-time health advisories, the EPA developed the Air Quality Index (AQI) to alert the public and provide recommended actions the public can take during periods of poor air quality. AQI health advisory levels are based on regulatory standards for criteria pollutants and provide color-coded advisory levels and cautionary statements.

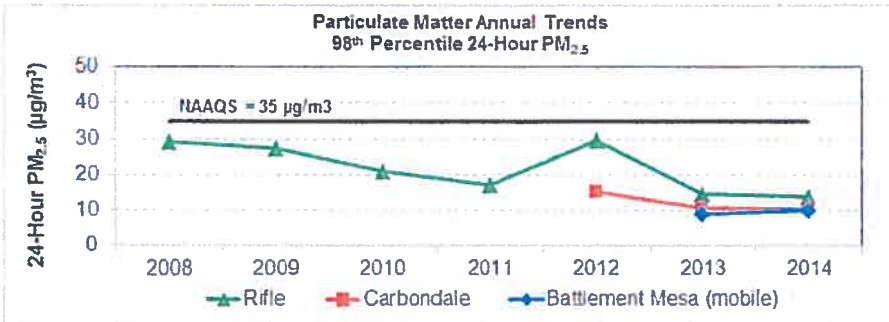
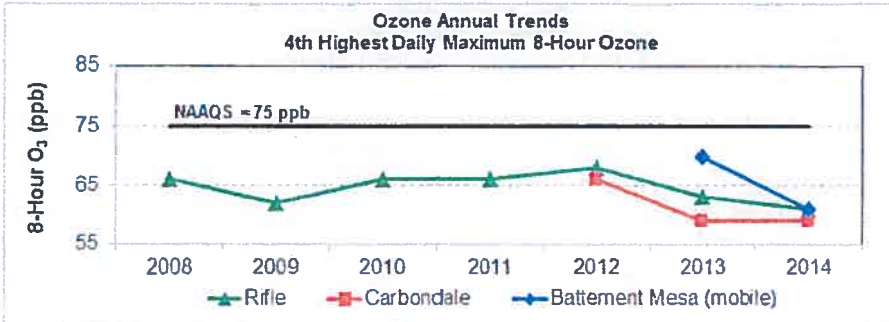
The below table summarizes the number of days that Garfield County spent in each AQI category in 2014 for ozone, particulate matter, and nitrogen dioxide. This includes data collected at the downtown Rifle site, the mobile monitoring station, and the Carbondale site. Real-time AQI values are also available on the Garfield County website. In 2014, Garfield County spent a large majority of days in the "good" category for all three pollutants. A small percentage of days were considered "moderate" for ozone and particulate matter, but no days were recorded in the "unhealthy" category, even for sensitive groups.

Real-time AQI Values are available on the Garfield County Air Quality website
www.garfield-county.com/air-quality

Air Quality	Cautionary Statements	Number of Days		
		Ozone (O ₃)	Particulate Matter (PM _{2.5})	Nitrogen Dioxide (NO ₂)
Good	None	257	254	333
Moderate	People who are unusually sensitive to air pollution should consider limiting prolonged or heavy exertion outdoors.	8	11	0
Unhealthy for Sensitive Groups	Active children and adults, and people with lung disease, such as asthma, should reduce prolonged or heavy exertion outdoors.	0	0	0
Unhealthy	Active children and adults, and people with lung disease, such as asthma, should reduce prolonged or heavy exertion outdoors. Everyone else, especially children, should reduce prolonged or heavy exertion outdoors.	0	0	0
Missing	N/A	0	0	32

Daily Air Quality Health Advisory levels, per EPA's Air Quality Index (AQI) as measured in 2014 in Garfield County.

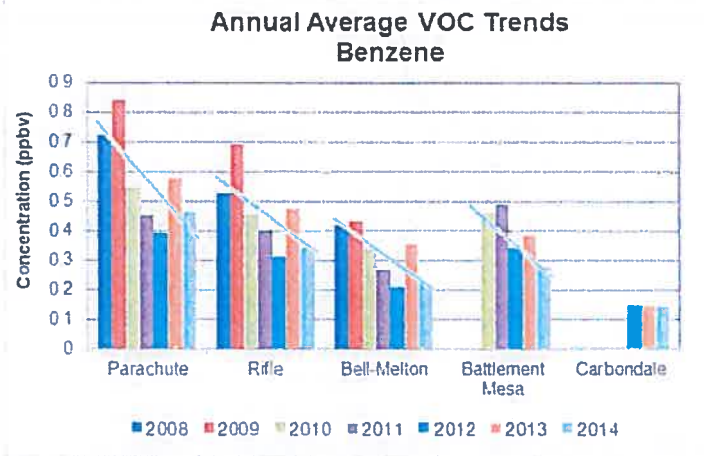
Air Quality Pollutant Levels and Trends



The current Garfield County air quality monitoring network began in 2008. After seven years of data collection, we are able to review data to determine trends, and whether air quality is improving or degrading over time.

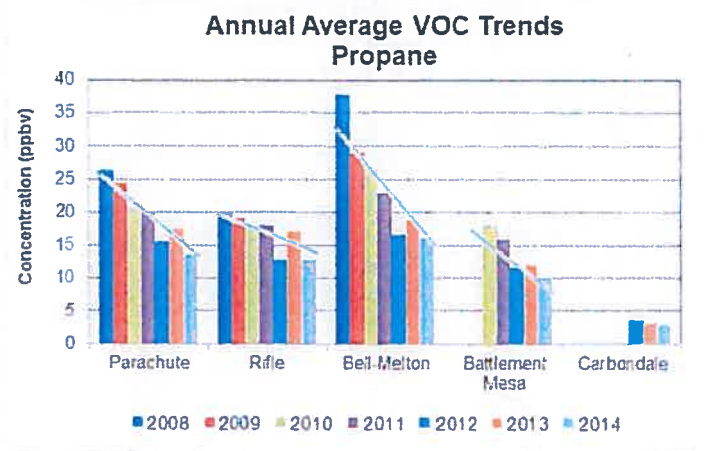
Since 2008, all pollutants measured in Garfield County have remained below the National Ambient Air Quality Standards (NAAQS) limits, as defined by the EPA. Plots to the left depict trends since 2008 for 8-hour O₃ and 24-hour PM_{2.5} along with the NAAQS limits.

Comprehensive annual air quality monitoring data summary reports are available at
www.garfield-county.com/air-quality



Annual average VOC concentrations in Garfield County have generally decreased from levels observed in 2008 when monitoring began. Monitoring results indicate that:

- Most Hazardous Air Pollutants (HAPS), such as benzene, have measured statistically significant decreasing annual average concentration trends at sites that have been in place more than five years. The plot to the left depicts decreasing benzene trends measured for the 2008-2014 period.



- Only one HAP, styrene (not shown), had increasing concentration trends in recent years. While the source is unknown, styrene is associated with the production of plastics. It is believed to be transported to the area, as there are no known large styrene sources in Garfield County.

- Many of the VOCs measured at the Garfield County sites are light alkanes, such as propane, which are associated with natural gas development. Light alkanes are not considered hazardous air pollutants, but may contribute to ozone formation and odor issues. Light alkanes have also shown decreasing trends, as illustrated by propane concentrations in the plot to the left.

New in 2015

In 2015, Garfield County Public Health continues our long term monitoring efforts, with the following changes:

- The Garfield County mobile monitoring station, which had been located in Battlement Mesa since October 2012, was relocated to Glenwood Springs. One year of data collection is planned for Glenwood Springs before the mobile station is relocated again.
- Public Health staff have expanded their education and outreach programs, especially in local schools.
- Continuous PM₁₀ monitoring was removed from the Rifle site in 2015, but filter-based PM₁₀ and continuous real-time PM_{2.5} continue to be monitored.



The Garfield County mobile monitoring station was moved from Battlement Mesa to Glenwood Springs in 2015.

Other Resources

Long-term air quality monitoring is just one piece of our air quality management program in Garfield County. Additional resources regarding air quality are available on the Garfield County Air Quality Management Website (www.garfield-county.com/air-quality) and include:

- Real-time air quality data
- Comprehensive annual air quality data reports
- Garfield County Public Health air quality management plans
- Emissions Inventories produced by the Colorado Department of Public Health and Environment (CDPHE)
- Special study reports and information
- Extensive educational materials

Air Quality monitoring and education programs in Garfield County continue to expand and evolve. We invite your input to help make better decisions about how to manage air pollution. Contact us with any feedback or concerns related to air quality in your area:

Garfield County Public Health, Rifle Office
Environmental Health Division
 195 W. 14th Street
 Rifle, CO 81650
 Phone: 970-625-5200

Reduce your own air quality impact!

We cannot overstate the impact of our lifestyle choices on local air quality. Some examples of what you can do to protect our air include:

Reduce idling – Idling wastes fuel and money and adds to air pollution. In the winter, the best way to warm up your vehicle is to drive it.

Avoid burning – Burning leaves, yard waste and other materials adds to air pollution.

Upgrade your wood burning stove – Inefficient wood burning stoves are a large source of wintertime air pollution



Public and Community Relations
Committee Meeting Update
September 15, 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. No results are available for the month of August 2015. In the past we have obtained monthly reports from SmarterStats; however those reports are no longer available. We are in the process of setting up a tracking system through Google Analytics. Google Analytics is a more robust reporting system but requires VistaWorks to make minor modifications to the website before we can get the new reports. VistaWorks is making the modification so we should begin receiving the new reports for September but won't receive a complete month of data until October.
- Newsletter Newsletters were sent to 538 in the August Newsletter. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The August Newsletter attained a 41% open rate (as of September 14th) and a 20.8% 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 is still attracting new views as indicated by the increase in our "likes" to 172. 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.
- You Tube Our You Tube page continues to be active with 156 views of our videos in the past 28 days and a total of 4,105 views of our videos. We have 12 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
September 15, 2015
Associated Governments of Northwest Colorado Committee Update**

Last Meeting: August 19, 2015

Attended by: Unable to attend

Overview:

The AGNC last met on August 19, 2015 in Hayden, Colorado at the Yampa Valley Regional Airport. The next AGNC meeting will be held on September 16, 2015 in Palisade, Colorado.

The meeting will include:

- a presentation by Ken Jensen, Office of Economic Development and Internation Trade, "New Program Development, Advance Industry Investment Tax Credit, and Historical Preservaton Tax Credit" and
- an update on the Transportation Funding Effort by Bill Ray, of the Colorado Contractors Associaton.

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

Respectively Submitted by:

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

The Colorado Dream

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Manager Report

Date: September 15, 2015

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippey, Association Manager

Landscaping Standards: A community member recently submitted an application to replace the lawn on his property with xeriscape. The current BMSA architectural standards do not allow for xeriscape as there is a requirement to have a least 40% of the front lawn landscaped with grass. In 2013 Senate Bill 13-183 was adopted by the Colorado Legislature that prohibited homeowners associations from requiring turf grass in their architectural standards. The architectural standards can still have aesthetic design guidelines that homeowners must follow but they cannot require turf grass.

In the instance of this recent submittal by the home owner the Architectural Committee denied the request because the only regulations they could refer to were the current architectural standards. I have asked the owner to resubmit the application requesting a variance and sighting the new statute as the reason for approval. The committee would like guidance from the Board of Directors on how to proceed. My next plan of action is to request the BMSA attorney to forward architectural standards adopted by other homeowner associations to allow the Board to review and adopt new standards that comply with the state statutes as I believe this issue will continue to come up in the future.

Contract Bid Proposals: I have placed request for bid advertisements in the Daily Sentinel for the 2016 contracts for website maintenance, newsletter services, weed management and roadside trash pickup. The advertisements began running Sunday, September 13th. Interested persons have until October 1, 2015 to submit their bid proposal.

Maintenance Items: A vehicle ran through one of the recently stained community fences along Stone Quarry Road approximately 2 weeks ago. The driver of the vehicle has not been identified. We have repaired the fence and the contractor that stained the fence is supplying me with some of the left over stain so that we can stain the newly replaced section of fence. We had Walker Electric repair approximately 20 street lights that were not functioning properly. The majority of the issues were related to the photo cells while two of the lights had bad wiring inside the pole that needed replacement. The lights that shine on "The Reserve" monument sign were also repaired.

The Colorado Dream

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GETTING PREPARED FOR SUMMER AND REQUESTS TO XERISCAPE

While it may seem too early to be considering summer issues at your association, now is the perfect time to reflect on what may be coming. This year with money still tight, high water bills may cause many within your community to try xeriscaping alternatives to help defray those costs. If you recall SB100 invalidated any restriction that either prohibited xeriscaping or required the primary or exclusive use of turf grass. This article recaps current regulations on xeriscaping so you can be prepared to handle such requests this season.

Limitations on Xeriscaping

Section 37-60-126(11), which addresses water conservation and is not a part of CCIOA, states that any Association covenant either prohibiting xeriscaping or requiring the primary or exclusive use of turf grass is declared unenforceable as it is against public policy. This provision, therefore, renders any such covenant void, regardless of how long the covenant has existed (this prohibition covers special districts as well).

In light of this law, associations must be careful when requests come in seeking permission to install xeriscaping. The statute does not give owners unfettered rights to do anything they want with their yards. While associations still have the right to demand submission of plans and prior approval before installation of landscaping, boards should be mindful they do not put extra demands on homeowners seeking to install xeriscaping. Associations can require residents to follow the Association's architectural submission and approval requirements with respect to xeriscaping. However, the requirements for traditional landscapes and xeriscapes should be the same.

Xeriscaping is defined as "the application of principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices." Associations should educate owners on what xeriscaping requires and that it does not mean "let all your grass die and cover it with rock" or "let your weeds run rampant." Associations should consider amending their covenants or adding rules or policies to contain clear requirements pertaining to landscape maintenance— whether xeriscaping or not.

Associations that take additional steps to create rules addressing xeriscaping will best be able to control and manage the xeriscaping installed, and be able to help their homeowners reduce water consumption.

Associations may require residents to adequately water all landscapes, including xeriscapes, unless water restrictions are in place. Upon the lifting or expiration of the water restrictions, associations must provide residents with a reasonable period of time to revive turf grass. If turf is not able to be revived, an association is permitted to require residents to replace the turf grass. In light of this requirement, associations should develop a policy defining a "reasonable and practical" time for owners to revive their grass after water restrictions are lifted. This policy should take into account local growing seasons and other practical restrictions.

Author

Debra J. Oppenheimer

<http://www.hindmansanchez.com/resources/newsletter/getting-prepared-summer-and-requests-xeriscape/>

DROUGHT BILL SENT TO GOVERNOR

Written by: David Firmin on Monday, May, 6th, 2013

SB13-183

(http://www.leg.state.co.us/clics/clics2013a/csl.nsf/fsbillcont3/76E52E45368EF8EC87257AF600799894?open&file=183_01.pdf) finally cleared its last hurdle on May 2 and now only awaits the governor's signature. The provisions of the bill modify the existing xeriscape statute, which appears at CRS 37-60-126. The bill, as finally approved, prohibits an association from requiring any form or level of turf grass as turf grasses are now "contrary to public policy." The statute defines "turf grass" as "continuous plant coverage consisting of non-native grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots."

However, while an association may not require any amount of Turf (which is also defined in the statute or turf grasses, the Association may still adopt reasonable aesthetic design guidelines that address landscaping). These guidelines may "require drought-tolerant vegetative landscapes or regulate the type, number, and placement of drought-tolerant plantings and hardscapes that may be installed on the unit owner's property or property for which the unit owner is responsible."

We recommend each association that approves architectural requests for landscaping, review their guidelines and address, in advance, what is and is not acceptable drought tolerant plantings, including whether or not the Association will permit artificial plantings such as artificial grasses.

Finally, the bill clarifies how an association may enforce violations for dormant lawns during periods of water restrictions. As amended, the bill prohibits enforcement actions against owners who water in compliance with watering restrictions. This is a change from the statute that merely indicated that enforcement actions were to be suspended, but were not prohibited. Under the new language, they are prohibited.

David A. Firmin

2 RESPONSES TO "DROUGHT BILL SENT TO GOVERNOR"

1. ED RIVERA SAYS:

May 7, 2013 at 3:58 am

This bill will do two things first the homeowner now has some leverage in replacing their property hard to keep grass green due to drought conditions and city watering restrictions. Second it will allow HOA's to review their landscaping guidelines and make reasonable modifications for homeowners in these difficult drought times.

2. JOE FELICE SAYS: