



Approved 11/15/16

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
October 18, 2016

Present: Sara McCurdy President, First Eagle's Point
Bob Arrington Vice President, Willow Creek Village
John Shepherd Sec/Treasurer, Canyon View Village
Denise Gallegos Declarant, Battlement Mesa Partners
Eric Schmela Declarant, Battlement Mesa Partners
Laurel Koning Director, Battlement Creek Village
John Johnson Director, Monument Creek Village
John Keller Director, The Reserve
Dianna Arnett Director, Tamarisk Meadows
Brad Hoy Director, Valley View Village

Absent: George Smith Director, Fairway Villas
Ken Wyman Director, Mesa Ridge Townhomes
Joel Toomey Director, Stone Ridge Village
Amy Provstgaard Director, Tamarisk Village

Also Present: Steve Rippy Association Manager
Amie Martin Administrative Assistant

Community Members Present: None

OWNERS OPEN FORUM

None

CALL TO ORDER

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

DISCLOSURE OF CONFLICT

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

Director Hoy disclosed that a company he owns is under contract with the BMSA to provide weed management.

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

No report.

APPROVAL OF MINUTES

A motion was made by Director Arrington and seconded by Director Shepherd to approve the September 20, 2016 minutes with a correction. The motion carried unanimously.

APPROVAL OF FINACIAL REPORT

A motion was made by Declarant Schmela and seconded by Director Koning to approve the financial statements for September 2016; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: See attached report.

Architectural Review Committee: No reports.

Covenant Committee: See attached reports.

Oil & Gas Committee: No report

Parks/Open Space/Trails Committee: No report.

Mr. Rippy reported that the architect has completed the construction design plans and bid packets for the Turkey Trail Park.

The Board of Directors agreed to wait until January 2017 to send out the bid packets.

Associated Governments of Northwest Colorado: See attached report.

Energy Advisory Board: No report.

MANAGER REPORT

See attached report.

Mr. Rippy reported that Dependable Waste has proposed to set another recyclable dumpster for just cardboard at a cost of \$200 each time the dumpster is dumped.

The Board of Directors agreed to budget for the extra recycle dumpster.

Mr. Rippy reported that the Livewell project would like to grant \$5,000 to BMSA to install a cross walk on Battlement Parkway at the new Kum & Go intersection. Mr. Rippy met with a contractor at the site to get a bid for an inlaid mat type cross walk. The bid is \$3,448. This does not include the cost of traffic control. Mr. Rippy reported that BMSA would need to pay the costs then would be reimbursed from Livewell.

A motion was made by Director Koning and seconded by Director Johnson to move forward with the project. The motion carried unanimously.

DEVELOPER REPORT

Declarant Schmela reported that the URSA pipeline along Battlement Parkway has been completed.

Declarant Schmela reported that he met with Garfield County Planning & Zoning regarding changing the zoning for the B pad area in Battlement Mesa so URSA can move forward with applying for an injection well on this pad.

Declarant Schmela reported that the BMC properties that are now owned by AIG have not been put up for sale. BMC is still working on purchasing them back.

Declarant Gallegos reported that there are only 6 empty modulares.

NEW BUSINESS

Kiwanis Request

Mr. Rippy stated that Linda Prendergast from the Kiwanis has made a request to display some sandwich boards throughout the community advertising the food drive. The signs will be put up on October 19th and removed on October 29th.

A motion was made by Director Johnson and seconded by Director Keller to allowed Kiwanis to install sandwich board signs in Battlement Mesa from October 19th-October 29th. The motion carried with Bob Arrington & John Shepherd abstaining.

OLD BUSINESS

None

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 9:51 am.

BMSA Financial Committee

October 18, 2016 Report on Financial Documents

For September 2016

Operating Accounts

September is the 9th month of our fiscal year. The results for the year to date continue to look good and there is nothing out of ordinary. We continue to remain in a very positive position. Copies of the September 2016 financials are included in your packets. The Financial Committee has reviewed these documents and we find them to be complete and accurate but subject to audit.

On the income side, the results show that total income exceeded budget amounts by a small amount \$275. The Common Assessment actuals were almost exactly the budget amount and the Developer Assessments exceeded the budget by some \$7,835; income from attorney fees exceeded the budget by some \$6,918; and Comcast Franchise payments continue its drop underrunning the budget by \$3,597.

On the expense side, the actuals are lower than budgeted amounts (\$65,712) with most accounts being under budget; except for the Community Relations because of the cost of printing the Annual Report, Common Area Insurance (\$1,056), Postage/Office Supplies (\$2,091), ROW/Open Space Mtce (\$1,590), Bench Maintenance (\$3,420), Fence Maintenance (\$5,887), and Utility Locates (\$3,151). These overages were balanced by many accounts being under budget, namely the maintenance items, Irrigation Water, Bank Charges, Trash Service and others.

The bottom line shows a net positive amount of \$94,688. Hopefully if this trend continues, we should end up in a positive position at the end of the year.

On the Balance Sheet, all of the accounts are consistent with past history and there is nothing of concern. The Accounts Receivable Assessments is lower than previous months and consistent with normal activities.

Reserve Accounts

We also reviewed the Reserve Accounts. The Median Improvement account is now under budget, Land Improvements not yet completed therefore showing an underrun, but the Waterfall Improvements (the pump replacement) was not budgeted but costs to date \$13,231.

The amounts invested with Edward Jones continue to earn small amounts and are consistent with the State Laws requiring investing in secure accounts. \$9,800 was withdrawn to pay for the Waterfall Improvements (\$5,300) and payment for the design work for the "Turkey Park" plans to Clavonne Roberts & Assoc. (\$4,500)

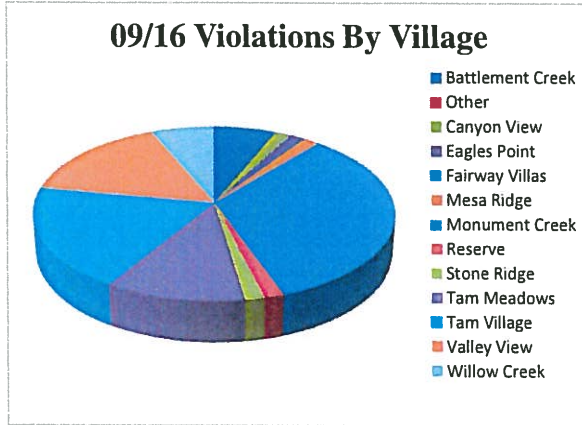
Copies for the Board are available.

Report Period: September 2016

Violations YTD 870
Violations This Mo. 63

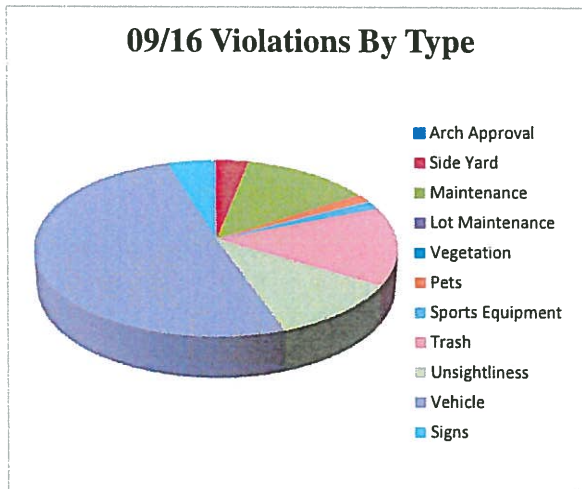
Covenant Protection Violation Report
Report Prepared By: Keith Lammy
Sep-16

	Monthly Violations By Village	% of Total Violations
Battlement Creek	4	6%
Other	0	0%
Canyon View	1	2%
Eagles Point	1	2%
Fairway Villas	0	0%
Mesa Ridge	1	2%
Monument Creek	21	33%
Reserve	1	2%
Stone Ridge	1	2%
Tam Meadows	7	11%
Tam Village	12	19%
Valley View	10	16%
Willow Creek	4	6%



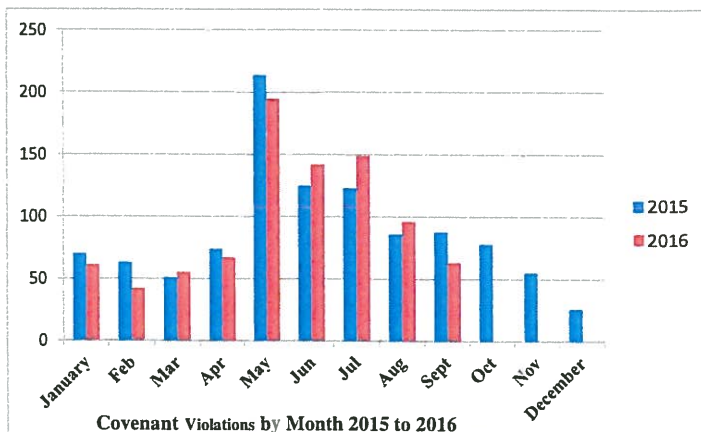
63	100%
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	Monthly Violations By Type	% of Total Violations
Arch Approval	0	0%
Side Yard	2	3%
Maintenance	8	13%
Lot Maintenance	0	0%
Vegetation	0	0%
Pets	1	2%
Sports Equipment	1	2%
Trash	9	14%
Unsignltness	7	11%
Vehicle	32	51%
Signs	3	5%



63	100%
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	2015	2016
January	70	61
Feb	63	42
Mar	51	55
Apr	74	67
May	214	195
Jun	125	142
Jul	123	149
Aug	86	96
Sept	88	63
Oct	78	
Nov	55	
December	26	



1053	870
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Report Date: 9/30/2016					Report Prepared by: Keith Lamme	
Date	House No	Street	Village	Type	Description of Violation	
9/11/2016	44	Roan Creek Dr	Battlement Creek	Vehicle	9:56am-Trailer attached to truck parked on driveway. No letter sent.	
9/11/2016	151	Battlement Creek Trl	Battlement Creek	Abandoned Vehicle	9:48am-White truck parked on Battlement Creek Trail hasn't moved in quite some time.	
9/11/2016	301	Roan Creek Dr	Battlement Creek	Vehicle	9:57am-5th wheel camper attached to truck parked on street. No letter sent.	
9/11/2016	596	Battlement Creek Trl	Battlement Creek	Maintenance of Property	9:58am-Dead aspen tree in the yard.	
9/11/2016	223	Limberpine Cir	Canyon View	Vehicle	9:21am-Trailer attached to truck parked at property. No letter sent.	
9/11/2016	140	Talon Trl	Eagle's Point	No on-street Parking	10:05am-A1 Plumbing truck parked on cul-de-sac.	
9/11/2016	8	W Ridge Ct	Mesa Ridge	Trash	10:09am-Trash cart out.	
9/11/2016	9	Juniper Ln	Monument Creek	Vehicle	8:58am-Boat parked on driveway.	
9/11/2016	11	Columbine Ln	Monument Creek	Unsigniliness	8:42am-Truck topper leaning agsint house.	
9/11/2016	12	Cactus Ct	Monument Creek	Maintenance of Property	8:46am-Lawn needs watered and tall weeds along fence on Rosewood Way side.	
9/11/2016	12	Columbine Ln	Monument Creek	Vehicle	8:43am-Cargo trailer parked on Sgaemont Circle. No letter sent.	
9/11/2016	16	Juniper Ln	Monument Creek	Trash	8:58am-Trash cart out.	
9/25/2016	16	Juniper Ln	Monument Creek	Vehicle	8:58am-Flatbed trailer parked on driveway.	
9/11/2016	23	Lupine Ln	Monument Creek	Vehicle	8:52am-Large 5th wheel camper parked on street. No letter sent.	
9/6/2016	27	Pinyon Pl	Monument Creek	Barking Dogs	Written complaint of dogs barking constantly.	
9/11/2016	37	Sumac Ct	Monument Creek	Vehicle	8:54am-Boat parked on driveway.	
9/11/2016	40	Spruce Ct	Monument Creek	Sports Equipment	8:31am-Basketball hoop in street.	
9/30/2016	41	Holly Way	Monument Creek	Unsigniliness	8:40am-Headboard leaning against garage.	
9/11/2016	45	Hawthorne Way	Monument Creek	Trash	8:55am-Trash cart out.	
9/11/2016	69	Rosewood Way	Monument Creek	Political Sign	8:49am-Political sign displayed.	
9/11/2016	80	Juniper Ln	Monument Creek	Trash	9:00am-Trash cart out.	
9/11/2016	118	Ponderosa Cir	Monument Creek	Unsigniliness	8:51am-Wood on the right side of the property and a cooler and other "stuff" in the front.	
9/11/2016	118	Ponderosa Cir	Monument Creek	Vehicle	8:51am-Pop-up camper parked on driveway. No letter sent.	
9/25/2016	140	Ponderosa Cir	Monument Creek	Yard Sale Signs	Yard sale signs displayed.	
9/2/2016	157	Ponderosa Cir	Monument Creek	Yard Sale Sign		
9/11/2016	166	Rosewood Way	Monument Creek	Abandoned Vehicle	8:47am-Jeep with expired CO tags 05/16.	

9/11/2016	360 Lodgepole Cir	Monument Creek	Vehicle	9:05am-5th wheel attached to truck and cargo trailer attached to truck parked at property. No letter sent.
9/25/2016	398 Ponderosa Cir	Monument Creek	Vehicle	9:02am-Trailer with ATV attached to truck parked on street. No letter sent.
9/11/2016	22 Snowberry Pl	Stone Ridge	Maintenance of Property	9:08am-Fence needs to be repaired.
9/30/2016	26 Crestone Pl	Tamarisk Meadows	Maintenance of Property	8:19am-Right side of the driveway is very tall and back yard is very tall weeds.
9/11/2016	27 Baker Hill Pl	Tamarisk Meadows	Trash	8:234am-Trash cart out.
9/11/2016	38 Goldfield Ct	Tamarisk Meadows	Side Yard	8:26am-Black Lincoln CO tags 740-XYM parked in the rocks.
9/11/2016	47 Little Phoenix Way	Tamarisk Meadows	Vehicle	8:22am-White cargo trailer parked on driveway. No letter sent.
9/2/2016	58 Goldfield Ct	Tamarisk Meadows	Maintenance of Property	Lawn is dying.
9/11/2016	243 Mineral Springs Cir	Tamarisk Meadows	Vehicle	8:21am-Boat parked on driveway.
9/11/2016	336 Mineral Springs Cir	Tamarisk Meadows	Trash	8:17am-Trash cart out.
9/11/2016	12 W Bonanza Pl	Tamarisk Village	Abandoned Vehicle	8:08am-Old blue rusted van parked on Rainbow Trail. No plates.
9/2/2016	68 Cedar Cir	Tamarisk Village	Maintenance of Property	Lawn is dead.
9/11/2016	68 Cedar Cir	Tamarisk Village	Maintenance of Property	8:10am-Lawn need to be watered and reestablished.
9/11/2016	114 E Bonanza Pl	Tamarisk Village	Vehicle	8:06am-Utility trailer parked on driveway. No letter sent.
9/11/2016	116 Queen City Cir	Tamarisk Village	Side Yard	8:13am-Black Chev Blazer CO tags BQN-014 parked in side yard.
9/23/2016	163 Cedar Cir	Tamarisk Village	Unsignliness	8:11am-Mattresses laying on grass.
9/11/2016	186 W Tamarack Cir	Tamarisk Village	Trash	8:02am-Trash cart out.
9/11/2016	186 W Tamarack Cir	Tamarisk Village	Unsignliness	8:02am-Tires stacked on driveway and tuck hitch laying in front yard.
9/21/2016	186 W Tamarack Cir	Tamarisk Village	Vehicle Maintenance	8:02am-Vehicle with rear end up on jacks on driveway.
9/11/2016	228 E Tamarack Cir	Tamarisk Village	Vehicle	7:59am-Cargo trailer parked on street. No letter sent.
9/11/2016	250 E Tamarack Cir	Tamarisk Village	Vehicle	8:01am-Cargo trailer attached to truck parked on street and utility trailer parked on grass to the left of the driveway.
9/11/2016	308 E Tamarack Cir	Tamarisk Village	Vehicle	8:02am-Utility trailer attached to truck parked on driveway. No letter sent.
9/11/2016	318 Meadow Creek Dr	The Reserve	Vehicle	9:50am-Trailer parked at property. No letter sent.
09/26.16	11 Jessica Lane	Valley View	Vehicle	10:06 AM-Parking on street not allowed
09/26.16	12 Angelica Lane	Valley View	Vehicle	10:18 AM-Parking on street not allowed

09/26.16	13 Jessica Lane	Valley View	Vehicle	10:14 AM-Parking on street not allowed
09/26.16	31 Angelica Circle	Valley View	Vehicle	10:08 AM-Parking on street not allowed
09/26.16	46 Cliff View Cir	Valley View	Vehicle	10:29 AM-Parking on street not allowed
09/26.16	71 Bryan Loop	Valley View	Vehicle	10:24 AM-Parking on street not allowed
9/26/2016	110 Angelica Cir	Valley View	Vehicle	9:28am-Trailer parked on driveway.
9/26/2016	119 Angelica Circle	Valley View	Vehicle	10:06 AM-Parking on street not allowed
9/11/2016	160 Cliff View Cir	Valley View	Maintenance of Property	9:33am-Left side of driveway full of weeds.
9/11/2016	160 Cliff View Cir	Valley View	Unsignitliness	9:33am-Pallet leaning against the fence.
9/11/2016	32 Green Mesa Pl	Willow Creek	Vehicle	9:38am-Truck camper sitting on driveway.
9/11/2016	50 River View Pl	Willow Creek	Trash	9:38am-Trash cart out.
9/11/2016	76 Ridge View Pl	Willow Creek	Trash	9:43am-Trash cart out.
9/11/2016	76 Ridge View Pl	Willow Creek	Unsignitliness	9:43am-Lawn mower sitting on driveway.



**BMSA Board of Directors Meeting
October 18, 2016
Associated Governments of Northwest Colorado Committee Update**

Last Meeting: September 21, 2016

Next Meeting: November 16, 2016

Overview:

The AGNC last met in Steamboat Springs, Colorado on September 21, 2016.

The agenda included a presentation by Colorado Attorney General, Cynthia Coffman. Due to the large number of attendees, the meeting was moved from Oak Creek to a larger facility in Steamboat Springs.

The AGNC held a special meeting on Saturday, October 15th, at the Rifle Administration building in order to meet with Lt. Governor, Donna Lynne. The majority of the meeting consisted of a roundtable discussion of a number of topics of importance to Western Colorado including Sage Grouse, Severance Tax, Coal Production and Power Plants, Jordan Cove, Regulatory Burden/Executive Order Impact to Local Economies and Federal Government Interaction.

The October 19th AGNC meeting which was scheduled in Parachute has been cancelled due to the busy budget season in most of the AGNC communities.

The November meeting will be held in New Castle on November 16th at the Community Center. No agenda has been published for the November meeting..

Respectively Submitted by:

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

The Colorado Dream

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Manager Report

Date: October 18, 2016

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

Annual Village Meetings: The annual village meetings have been held in Tamarisk Meadows, Tamarisk Village, Stone Ridge Village, Monument Creek Village and Willow Creek Village with the Battlement Creek Village and Reserve meeting to be held October 18th. Quorums were attained in all of the villages which allowed the members to conduct business and approve several previous years of minutes in a few of the villages. A great deal of credit goes to Administrative Assistant, Amie Martin, for all the work she did to have owners provide proxies if they were unable to attend the meetings.

Newly Elected Delegates: A mail-in election for the delegate position in Tamarisk Village was held in August and Amy Provstgaard was elected as the new delegate to replace Eric Short who had previously resigned the position. Diana Arnett was elected to serve as the delegate at the Tamarisk Meadows annual village meeting replacing Alta Risk who has sold her home and will be leaving Battlement Mesa.

Contract Review Committee: As directed by the Board of Directors, at the September 20th board of directors meeting, the committee met to review the 2017 service contract proposals for the BMSA. The contract proposals reviewed were Covenant Enforcement, Street Litter Pickup, Weed Management, Website Maintenance and Newsletter Production. A report summarizing the review and recommendations is included in your packet.

Irrigation Winterization: The contractor, Lush Green Landscapes has begun the winterization of the common area irrigation systems.

Turkey Trail Park: Ted Ciavonne has completed the construction drawings, project description, bid specifications and bid forms for the Turkey Trail Park. However, in light of the late date in this fall's season I have discussed with Ted the possibility of postponing the bidding and development of the park until the spring of 2017. One of my concerns is obtaining a contractor to begin the project in a short period of time. My other concerns are that poor weather conditions and colder temperatures could affect proper soil compaction and the availability of grass sod as well as asphalt for the parking lot due to colder temperatures. My recommendation would be to bid the project in the spring of 2017.