



Approved
04/16/13

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 19, 2013

Present:	Keith Lammey Jonathan Lay John Shepherd Eric Schmela Sara McCurdy Bernita Grove Greg Davidson Eric Short Jeff Hill Jason Fletcher Bob Arrington	President, Mesa Ridge Townhomes Vice President, Battlement Mesa Partners Sec/Treasurer, Canyon View Village Delegate, Battlement Mesa Partners Director, First Eagle's Point Director, Monument Creek Village Director, Tamarisk Meadows Director, Tamarisk Village Director, The Fairways Director, The Reserve Director, Willow Creek Village
Excused Board Members:	Laurel Koning Brad Hoy	Director, Battlement Creek Village Director, Valley View Village
Resignation:	Pete Martinez	Director, Stone Ridge Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Garry Evenson Art Litschewski	Lynn Shore

OWNER'S OPEN FORUM

Art Litschewski asked if the Board had made a decision on removing the tree at 156 Limberpine Circle.

Director Lammey stated that this issue needs to come before the Canyon View Homeowners Board of Directors and not BMSA. The Canyon View Board of Directors is aware of the situation and they seem to be in favor of removing the tree. This issue will be discussed at the Canyon View Board meeting this week.

Mr. Litschewski stated that the new community billboard signs are wonderful and it appears that residents are using them.

Mr. Litschewski asked if there is any way to monitor noise violations on vehicles driving on Stone Quarry Road. He stated that there are times when the music is so loud that it rattles the windows of his house.

Director Lammey stated that there are covenants regarding lights and sounds, but it is almost impossible to enforce on moving vehicles.

Mr. Rippy suggested calling the Garfield County Sheriffs office with a description of the vehicle.

CALL TO ORDER

Director Lammey called the meeting to order at 9:13 am.

DISCLOSURE OF CONFLICTS

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

Director Lammey disclosed that a company he owns is under contract with the BMSA to provided covenant protection services and newsletter services.

Director Fletcher disclosed that he is a Board member of the Battlement Mesa Metropolitan District and the Parachute/Battlement Mesa Park and Recreation District.

Director Davidson disclosed that a company he owns is under contract with the BMSA to provide vegetation mitigation.

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

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Shepherd to approve the February 19, 2013 minutes with corrections. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director Davidson and seconded by Director McCurdy to approve the February 2013 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: See attached report.

Planning Report: See attached report.

Public & Community Relations Committee: See attached report.

Public Works Committee: Director Hill reported that Jim Coombs from Grand River Hospital District is in support of the heli-pad. Mr. Coombs has suggested that BMSA enter into a Memorandum of Understanding with the Grand River Hospital District. The size of the pad is 40 x 40 and is estimated to cost between \$8,000 and \$10,000 dollars.

Director Lammey stated that he has arranged a meeting with Jim Coombs to discuss the next step in the process. Director Lammey stated that he would like approval from the Board to consult with BMSA's attorney on the next steps.

A motion was made by Director Hill and seconded by Director Grove to authorize Director Lammey to contact BMSA's legal counsel to draft a Memorandum of Understanding with the Grand River Hospital District regarding the heli-pad. The motion carried unanimously.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

DEVELOPER REPORT

Delegate Schmela reported that Jason Franke at the Battlement Mesa golf course is being promoted to golf course manager. Johnny Goodman will remain involved with the golf course as a consultant.

Delegate Schmela stated that the Garfield County Federal Mineral Lease District received applications requesting \$3.5 million. There is only \$1.6 million in funds to disperse.

NEW BUSINESS

Document Retention & Destruction Policy: After much discussion, a motion was made by Director Hill and seconded by Director Grove to delay the approval of the Document Retention & Destruction Policy until the April 16, 2013 meeting and also to consult with our attorney. The motion carried unanimously.

Policy and Procedure for Inspection and Copying of Association Records Resolution: A motion was made by Director Grove and seconded by Director Hill to approve the Policy and Procedure for Inspection and Copying of Association Records Resolution dated March 19, 2013. This Resolution replaces all other previous policies regarding the same. The motion carried with Director Arrington opposed.

Street Sweeping Contract: A motion was made by Director Davidson and seconded by Director Fletcher to approve the street sweeping contract between the BMSA and the Battlement Mesa Metropolitan District dated March 28, 2013. The motion carried with Directors Hill, McCurdy and Fletcher abstaining.

OLD BUSINESS

Discussion of letter dated December 15, 2012 from community members: A motion was made by Director McCurdy and seconded by Director Davidson to use the attached document as a reply to the December 15, 2012 letter from community members. The motion carried with Director Arrington opposed.

Delegate Lay reported that the community bulletin boards are all installed. Signs can be posted with tape, staples, tacks and nails. We need to discuss with Ken and Rosemary Locker regarding the upkeep of the boards.

OTHER BUSINESS

Director Lammey stated that with the resignation of Pete Martinez, the Stone Ridge Village is in need of a new director. The management company will begin the process of a new delegate election for the village.

Director Lammey stated that the annual meeting of the members is scheduled for April 13, 2013 with dinner being served at 6:30 pm and the meeting starting at 7:00 pm.

A motion was made by Director Fletcher and seconded by Director Grove to allow the management company to spend up to \$1,000 for the meal. The motion carried unanimously.

Director Lammey stated that the KSUN radio annual meeting is scheduled for April 11, 2013 at the Grand Valley Recreation Center with dinner starting at 6:00 pm and the meeting starting at 7:00 pm. The cost is \$15 per person for a lasagna dinner.

ADJOURNMENT

The meeting adjourned at 10:50am.

BMSA Financial Committee

February 2013 Report on Financial Documents

The February 2013 financial documents have been submitted to the Financial Committee by our Property Manager. Copies have been included in your packets. These have been reviewed. The financial documents cover the second month of our financial year and appear complete and accurate and comply with accepted financial accounting standards. There are no entries that are unusual.

Although this is just the second month of the fiscal year, the current revenues are exceeding expenses. Hopefully this trend will continue.

Our reserve funds invested with Edward Jones in Rifle have increased in value over January of some \$17,000.

BATTLEMENT MESA ARCHITECTURAL REVIEW / COVENANT COMMITTEE

Meeting Minutes: February 6, 2013

Present: Thom Hamick, Keith Sheppelman, Eric Short, Matthew Fenton, and Lecia Hill

Absent: Greg Davidson

Next Meeting: February 20, 2013

Thom Hamick elected as chair and Lecia Hill elected as secretary

Agenda

Meeting minutes from January 16, 2013 approved.

No letters sent.

APPLICATIONS:

23 Lupine Lane, Monument Creek Village

Owner: Jeremy Bonuales

Request: Side yard parking

Completion Date: March 6, 2013

Action: Approved

94 Bristlecone Court, Monument Creek Village

Owner: Dan & Tammy LaRue

Request: Side yard parking

Completion Date: February 28, 2013

Action: Approved

47 Little Phoenix Way, Tamarisk Meadows

Owner: Kay Merry

Request: Side yard parking

Completion Date: February 28, 2013

Action: Approved

20 Eagle Court, Eagle's Point

Owner: Brandon Mayne

Request: Side yard parking

Completion Date: February 5, 2013

Action: Approved

Report Period: February 2013

Violations YTD 105
Violations This Mo. 55

	Monthly Violations By Village	% of Total Violations
Battlement Creek	1	2%
Other	0	0%
Canyon View	3	5%
Eagles Point	1	2%
Fairway Villas	0	0%
Mesa Ridge	2	4%
Monument Creek	18	33%
Reserve	0	0%
Stone Ridge	1	2%
Tam Meadows	8	15%
Tam Village	10	18%
Valley View	8	15%
Willow Creek	3	5%

55 100%

	Monthly Violations By Type	% of Total Violations
Vegetation	0	0%
Side Yard	9	16%
Maintenance	0	0%
Other	1	2%
Parking	1	2%
Pets	1	2%
Signs	0	0%
Trash	19	35%
Unsanitliness	9	16%
Vehicle	12	22%
Sports Equipment	3	5%

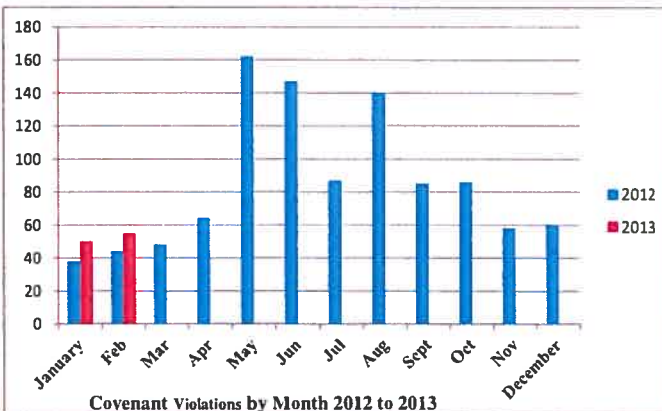
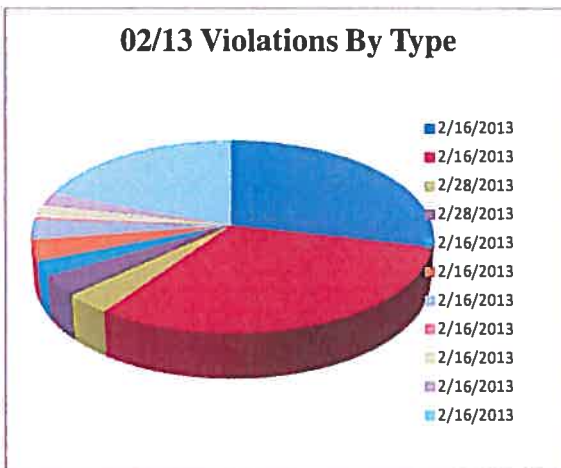
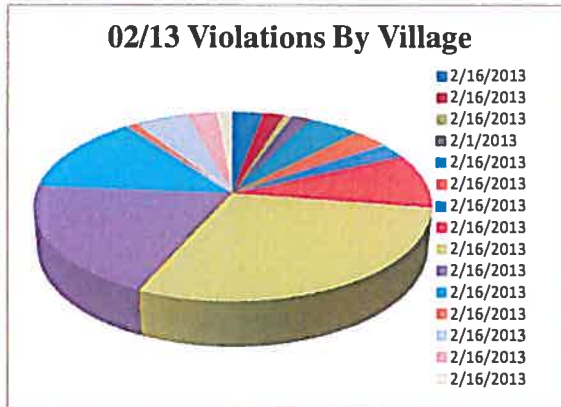
55 100%

	2012	2013
January	38	50
Feb	44	55
Mar	48	
Apr	64	
May	162	
Jun	147	
Jul	87	
Aug	140	
Sept	85	
Oct	86	
Nov	58	
December	60	0

1019 105

Covenant Protection Violation Report

Report Prepared By: Keith Lammy
Feb-13



Report Date: 2/28/2013		Report Prepared by: Keith Lamme	
Date	House No	Street	Village
2/28/2013	156	Roan Creek Drive	Battlement Creek
2/16/2013	32	Aster Court	Canyon View
2/16/2013	52	Aster Court	Canyon View
2/16/2013	32	Poppy Court	Canyon View
2/16/2013	20	Eagle Court	Eagle's Point
2/16/2013	9	West Ridge Court	Mesa Ridge
2/16/2013	20	W Ridge Court	Mesa Ridge
2/16/2013	53	Aspen Way	Monument Creek
2/16/2013	37	Spruce Court	Monument Creek
2/16/2013	29	Spruce Court	Monument Creek
2/16/2013	102	Sagemont Circle	Monument Creek
2/16/2013	323	Ponderosa Circle	Monument Creek
2/16/2013	214	Sagemont Circle	Monument Creek
2/16/2013	149	Sagemont Circle	Monument Creek
2/16/2013	12	Cactus Court	Monument Creek
2/16/2013	55	Lupine Lane	Monument Creek
2/16/2013	30	Hawthorne Way	Monument Creek
2/16/2013	16	Juniper Lane	Monument Creek
2/16/2013	9	Juniper Lane	Monument Creek
2/16/2013	59	Pinyon Place	Monument Creek
2/16/2013	62	Sagemont Circle	Monument Creek
2/28/2013	37	Columbine Lane	Monument Creek
2/28/2013	30	Juniper Lane	Monument Creek
2/28/2013	11	Willowview Way	Monument Creek
2/16/2013	62	Sagemont Circle	Monument Creek
2/16/2013	264	Lodgepole Circle	Stone Ridge

Type	Description of Violation
Vehicle	3:49pm-Travel trailer parked at home. No letter sent.
No parking on street	1:56pm-Vehicle parking on street.
Trash	1:56pm-Trash cart out.
Trash	1:59pm-Trash cart out.
Side yard	3:04pm-Vehicle parked on the gravel.
Decorations	3:08pm-Christmas decorations still on display.
Oversized Vehicle	
Side yard	1:24pm-Vehicle parked in rocks to the left of the driveway.
Side yard	1:29pm-jeep parked on the rocks to the left of the driveway.
Side yard	1:29pm-Vehicle is parked on the rocks to the left of the driveway.
Side yard	1:30pm-Four door truck is parked on the rocks to the left of the driveway.
Side yard	1:45pm-Vehicle parked in rocks to the left of the driveway.
Sports Equipment	1:35pm-Basketball hoop at the curb.
Trash	1:31pm-Trash cart out.
Trash	1:38pm-Trash cart out.
Trash	1:41pm-Trash cart out.
Trash	1:43pm-Trash cart out by garage, not behind a fence.
Trash	1:46pm-Trash cart out.
Trash	1:47pm-Trash cart out.
Trash	1:49pm-Trash cart out.
Unsignliness	1:27pm-Old bbq grill and miscellaneous items by the garage.
Vehicle	3:10pm-Large trailer being used for trash trailer. Seem to be cleaning out house. No letter sent.
Vehicle	3:17pm-Enclosed cargo trailer parked at home. No letter sent.
Vehicle	3:19pm-Travel trailer parked to the side of the house. No letter sent.
Vehicle	Complaint of a lot of vehicles parked at this address. There are a lot of trucks parked here, but none illegally.
Failure to comply with Architectural	1:53pm-Plywood still on garage door.

2/16/2013	302 Mineral Springs Circle	Tamarisk Meadows	Side yard	1:12pm-Grey car parked on the rocks to the right of the driveway.
2/16/2013	331 Mineral Springs Circle	Tamarisk Meadows	Side yard	1:13pm-Jeep parked on rocks on the far side of the property
2/28/2013	37 Little Phoenix Way	Tamarisk Meadows	Trash	2:59pm-Trash cart out.
2/28/2013	36 Baker Hill Place	Tamarisk Meadows	Trash	3:00pm-Trash cart out.
2/16/2013	26 Crestone Place	Tamarisk Meadows	Trash	1:12pm-Trash cart out.
2/16/2013	37 Little Phoenix Way	Tamarisk Meadows	Trash	1:16pm-Trash cart out.
2/16/2013	36 Baker Hill Place	Tamarisk Meadows	Trash	1:18pm-Trash cart out by garage.
2/16/2013	4 Goldfield Court	Tamarisk Meadows	Vehicle	1:19pm-Small cargo trailer parked on driveway. No letter sent.
2/16/2013	23 E Tamarack Circle	Tamarisk Village	Oversized vehicle	12:58pm-Kenworth semi parked on driveway.
2/16/2013	23 E Tamarack Circle	Tamarisk Village	Repairing vehicle	12:58pm-Repairing Kenworth semi.
2/16/2013	204 E Tamarack Circle	Tamarisk Village	Sports Equipment	1:00pm-Basketball hoop at the curb.
2/16/2013	124 E Bonanza Place	Tamarisk Village	Sports Equipment	1:04pm-Basketball hoop at the end of the cul-de-sac.
2/28/2013	79 W Bonanza Place	Tamarisk Village	Trash	2:51 pm-Trash cart out.
2/16/2013	111 Cedar Circle	Tamarisk Village	Trash	1:06pm-Trash cart out.
2/16/2013	158 Queen City Circle	Tamarisk Village	Trash	1:08pm-Trash cart out.
2/28/2013	96 E Bonanza Place	Tamarisk Village	Unsignitiness	2:50pm-Satelitte dish laying on ground.
2/28/2013	13 Cedar Circle	Tamarisk Village	Unsignitiness	2:55pm-Large piece of plywood laying on driveway.
2/28/2013	132 E Tamarack Circle	Tamarisk Village	Vehicle	2:46pm-Truck and trailer parked on street. No letter sent.
2/28/2013	70 Cliff View Court	Valley View	Trash	3:31 pm-Trash cart out.
2/28/2013	90 Cliff View Court	Valley View	Trash	3:33pm-Trash cart out.
2/28/2013	17 Angelica Circle	Valley View	Unsignitiness	3:29pm-Plywood laying on driveway. Oil from vehicle on driveway and parking space along Angelica Circle.
2/28/2013	41 Bryan Loop	Valley View	Unsignitiness	3:32pm-Satelitte dish laying on ground.
2/16/2013	110 Angelica Circle	Valley View	Unsignitiness	2:03pm-Satelitte dish laying on ground.
2/16/2013	70 Cliff View Court	Valley View	Unsignitiness	2:07pm-Tenats were evicted. Belongings still on the yard.
2/16/2013	41 Bryan Loop	Valley View	Unsignitiness	2:07pm-Satelitte disch laying on ground by garage.
2/28/2013	23 Bryan Loop	Valley View	Vehicle	3:30pm-WB Supply cargo trailer pakred on driveway. No letter sent.
2/1/2013	78 Willow Creek Trail	Willow Creek	Barking Dogs	
2/16/2013	53 Promontory Place	Willow Creek	Side yard	2:13pm-Vehicle parked to the right of the driveway.
2/16/2013	78 Willow Creek Trail	Willow Creek	Vehicle	2:15pm-Horse trailer attached to truck parked on the street. No letter sent.

Re: BMSA Packet

From: "Charles Hall" <cdhall149@gmail.com>

03/14/13 10:35

To: "Amie Martin" <amartin@battlementmesacolorado.com>

Amie, below in the Oil & Gas committee information for March.

Ursa Resources Group held a meeting at the fire house on the 5th of March to discuss their purchase of the Antero leases in the Battlement Mesa area. The company has no plans to do any drilling in the Planned Unit Development of Battlement Mesa this year. The Oil & Gas Committee will continue to keep in contact with them though the year.

Chuck Hall

On Thu, Mar 14, 2013 at 9:06 AM, Amie Martin <amartin@battlementmesacolorado.com> wrote:

I will be putting the BMSA Board packets for 03.19.13 together first thing tomorrow morning. Please get me your reports by the end of the day today. Thank you.

Amie Martin
Administrative Assistant
Battlement Mesa Service Association
401 Arroyo Drive
Battlement Mesa, CO 81635
[\(970\)285-9432](tel:(970)285-9432)

POST Committee Minutes

Meeting held March 11, 2013. In attendance, Laurel Koning, Brad Hoy, Mary Anderson, Kyle Grambley, and Belinda Rogers.

We reviewed the minutes from the previous meeting.

Addition of fitness stations on golf course trail. It was discussed that some trails have actually removed their fitness stations, but the group felt that the newness for our village would be magnified if we additionally did some fitness program for children to introduce the trail additions...when or if we added them. Mary Anderson indicated that Kim Whalen had talked with her about her class designing a fitness trail. Mary will connect with Kim to see if we can partner with her to get input on what might appeal to various age groups.

June 8th Library event The library requested that the POST committee might want to host a bike ride to the library (from the GVRC) prior to their event which begins at 10 a.m. Ann Huber agreed that we could use the facility for a kickoff point. The ride down would be assisted at every crossing by the Auxiliary Sheriff's group. Three such crossing areas would need to be covered. Kyle brought up that June is National Trails month.

Getting the riders (young and old) back to the GVRC was discussed. The first plan would be for Brady to furnish trailers on which the bikes could be loaded and driven back. The hope is that Grace Bible might serve as a sponsor and furnish their two 15 person vans to transport people back to the top. (Mesa Vista was asked and can't due to insurance issues.) If Grace Bible refuses, we will revise and come up with other transportation plans. With it being National Trails month, we might also want to purchase items from their website that would be given to each child riding the path. Trail maps would also be distributed to all at the bottom of the ride.

Frisbee golf Much discussion regarding this idea. Mary Anderson had just received a publication highlighting the sport. Ann Huber gave us an update on what progress she has made. A nine hole course was roughly sketched in the area below the GVRC. Brad Hoy is to meet with Brian Roderger, a high school teacher// avid Frisbee golf fan. Brad will be in touch with a contact that has indicated that he could assist in the installation of the baskets and tees. Add'l discussion will be presented following the review of the proposed course.

Discussion of the newly acquired property Healthy attitude toward the development of a community committee to be brought into the decision making process for this area. Mary Anderson gave some insight into several exceptional park highlights that she has seen in the recent past. She qualified this park as a pocket park..... minimizing what might be offered there with a tight budget in mind. More discussion next meeting, but our committee would like the BMSA's support in moving forward on heading up this project. Belinda Rogers will be contacting Fred Jarmin to discuss the plans for expanding this portion of the road to four lane. The committee all agreed that this information is vital in the development of the land design.

Committee set the next meeting for Monday, April 22 at 6 p.m.
May's meeting date is tentatively set for Monday, May 20th.

BMSA Planning Committee

We have started in our reorganization effort to get this committee back on track. Unfortunately we were unable to get a meeting together of the current members. We will look to get this going again before the next meeting. The current members are Fred Inman, Don Gray, Eric Schmela, and Jason Fletcher. We are in need of another member as Gordon Elliott is selling his home and will no longer be on the committee.



BATTLEMENT MESA
Service Association

Public and Community Relations
Committee Meeting Update
March 19, 2013 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.
- Reestablish procedures and acquire the equipment in order to use Comcast Public Access Channel 50.
- In conjunction with the four Northwestern Colorado counties, cities and towns, develop and construct Gateway Interpretative signs for Battlement Mesa/Parachute.
- Identify, develop and implement a strategy to enhance the benefit to and increase the community attendance at the BMSA Community Meeting which has been postponed until early 2013. Twelve people attended the December 14, 2011 meeting thus it is apparent that the format, content or timing needs to change or we simply need to discontinue the meeting.
- 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.
- Prepare, print and distribute a 2012 Annual Report to Members.

Current Focus

- Website. As time permitted, additional work was done on our website, www.BattlementMesaColorado.com. The website traffic continues to be strong. **During February, there were 8,834 visits to the site, 31,057 page views and 1,367,763 hits vs. 1,185,482 in January.** (*Definition of Hit: A hit represents a request to your web site for a file such as an image, a web page, or a CGI script. One web page may contain several related resources, and as a result, a visitor viewing one web page may trigger several hits.*)
- Newsletter Our newsletter distribution list remained about flat from the prior month and is still much less than it should be. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The February newsletter achieved a 46.6% (vs. January's 52.3%) open rate and continues to run about double the industry average. Our click rate for the February issue was 21.5% (vs. January's record 31.8% rate. We are consistently at or above the industry click rate (people going to links in the Newsletter for additional information).
- Showcase Positive Lifestyle We met with the Grand Valley Echo on March 14th and reviewed plans for the 2013 Insiders' Guide. We plan to distribute the guide during the first week of June. Ad rates are expected to remain the same; however, that has not been finalized.
- Facebook Our facebook "friend" list is at 110 (up 2) of which only 24 (so far) say they "like us." If you have a facebook account, please join our friend list and, encourage others to do so.
- NWCCHT. The Northwest Colorado Cultural Heritage Tourism group has not met since January 22nd where our rack cards were turned over to us and work began on our Gateway Interpretive Signs.

The Colorado Dream

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

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



Action Items/Next Steps

- Finalize the 2012 Annual Report to Members.
- Continue to work on the content for the 2013 Insiders' Guide.
- 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.

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

The Colorado Dream

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

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



**BMSA Board of Directors Meeting
March 19, 2013
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: January 17, 2013
Attended by: Keith Lammey
Next Meeting: March 21, 2013**

Overview:

The AGNC meeting scheduled for February 28, 2013 was cancelled due to board of director conflicts. The next meeting will be held in Craig on March 21, 2013. An agenda for the meeting is part of this report. (See Attachment). The meeting will include a presentation by WPX and Rick Johnson, Tri-State Generation, will be the luncheon guest speaker.

Other recent actions taken by the AGNC include:

- A press release regarding the governor's stance on the Firefighter Unionization Bill
- A letter to the BLM regarding the Oil & Gas Development Draft RMPA/EIS

Additionally the weekly legislative calls with the AGNC's lobbyist will continue each Friday throughout the State Legislative Session. Please contact me if you would like to review the list of bills that the AGNA is tracking.

Respectively Submitted by:
Keith Lammey, BMSA Representative
Associated Governments of Northwest Colorado

The Colorado Dream



Thursday March 21th, 2013
AGNC BOARD OF DIRECTORS MEETING
10:00 – 3:00
539 Barclay Street (Extension office behind the courthouse)
Craig, Colorado

- 10:00 am** 1. Call to order and introductions: Mike Samson
Region 12 Presentation – Liz Mullen
2. Public comment/Board Member comment
3. Set next meeting date and place: April 18th, Grand Junction
4. Approval of minutes of previous meeting: January 17th, 2012
5. Budget report: Jane Whitt Presentation of January and February financials
Presentation of Budget vs. Actual 2013 and Balance sheet
Area Agency on Aging payments to date
- 10:30 am** Litigation Update
- 11:30** Center for Local Government - Colorado Mesa University: Janet Rowland
- 12:00** **Speaker:** Tri State Generation – Rick Johnson
- 1:15** 6. Legislative Update – Dianna Orf Call in on conference #
7. Project and Committee Reports:
- Area Agency on Aging: Dave Norman
 - Communications: Kelly Sloan
 - Dinosaur Welcome Center: Cheryl McDonald
 - Enterprise Zone: Jane Whitt
 - Federal Mineral Lease Districts update: Mike Samson
 - NW Oil & Gas Forum: Mike Samson
 - Sage Grouse Issue: Any updates
- 2:00** 8. WPX presentation:
9. Executive Director Report: Scott McInnis
Discussion of Out-reach program
DOLA Grant
10. New Business:
11. Adjournment

MEDIA RELEASE

FOR IMMEDIATE RELEASE: February 20, 2013

Contact: Scott McInnis
970-625-1723

AGNC APPLAUDS GOVERNOR'S STANCE ON FIREFIGHTER UNIONIZATION BILL

RIFLE – Scott McInnis, Executive Director of the Associated Governments of Northwest Colorado (AGNC), said today that the organization supports Governor John Hickenlooper in his opposition to a bill that would mandate unionization and collective bargaining for firefighters across the state. McInnis said that the AGNC shares the Governor's concerns that the bill would interfere with the rights of local governments, and disregard the will of voters.

“We are pleased that Governor Hickenlooper agrees with our member communities that this bill, if it became law, would be an unnecessary and unreasonable intrusion into the affairs of local jurisdictions,” said McInnis. “It is an unfunded mandate which the state has no business issuing.”

Senate Bill 13-025 would establish unionization of firefighters throughout the state, and obligate local governments to enter into collective bargaining with those unions. Under current law, firefighters are not prohibited from unionizing, although currently the decision is left to local voters. In some communities, such as Colorado Springs and Grand Junction, the voters have overwhelmingly rejected collective bargaining for firefighters, and McInnis says this bill is simply a way to circumvent their expressed wishes.

“Right now, it is up to the citizens of a given community whether they want to allow their firefighters to unionize or not, as it should be” said McInnis. “Like the Governor said, this is a matter between a local community and their employees, and not one where the state should be getting involved.”

“We support the Governor in standing up for the people of our state, and encourage him to veto SB-25 if lands on his desk.”

For more information, or to schedule an interview, please contact Scott McInnis at 970-625-1723

#

AGNC is a voluntary regional association representing cities and counties in northwest Colorado including Mesa, Garfield, Rio Blanco, Moffat and Routt.



January 21, 2013

Heather Sauls
Planning & Environmental Coordinator
Bureau of Land Management
White River Field Office
220 East Market Street
Meeker, CO 81641

Helen Hankins
State Director
BLM
3280 Youngfield
Lakewood, CO 80215-7093

Kent Walter
FO Manager
BLM
White River Field Office
220 East Market Street
Meeker, CO 81641

Re: Oil & Gas Development Draft RMPA/EIS

To whom it may concern,

Thank you for this opportunity to submit comment on the proposed Oil and Gas Development Draft Resource Management Plan Amendment (RMPA) and Environmental Impact Statement for the White River Field Office on behalf of the member governments of the Associated Governments of Northwest Colorado. As you are aware, the safe and responsible development of our oil and natural gas resources is a critical component of our regional economy; furthermore, much of the land underneath which these resources are located in northwest Colorado is public, and therefore managed by your agency. As such, the AGNC has a keen and vested interest in any adjustments to the approach taken to manage these lands and the natural wealth contained within them.

We were therefore disappointed with the overly and unreasonably restrictive scope and tone of the proposed management plans in the draft RMPA as released, and in the disregard given to the socio-economic impacts to our region that the amendments would present.

Alternative B and the BLM's preferred Alternative, C, impose restrictions and stipulations on oil and gas development that are unnecessary and excessive, and which would have the undesirable effect of severely limiting energy development and the economic benefits that accompany it. Unfortunately, even Alternative D, presented as the management plan emphasizing resource development, poses management conditions which are similar in scope to the more restrictive Alternatives, and which will cause equally harmful economic impacts to our communities.

In addition to the overall tone, which is decidedly tilted against economic development, the AGNC has three general areas of concern, the first being that the BLM is exceeding its authority with a number of provisions in the RMPA; for instance, we believe that the BLM has no authority to impose new restrictions of use, or Conditions of Approval (COA's), on existing oil and gas leases, as is suggested throughout the draft. The AGNC staunchly opposes any infringement on the rights of current leaseholders, and requests that the BLM recognize these rights as well in any management plan.

AGNC also believes that the BLM is overstepping its just authority in attempting to impose air quality regulations. Air quality and emissions control properly fall under the jurisdiction of the EPA and, in Colorado, the Colorado Department of Public Health and Environment (CDPHE). The CDPHE has the authority, capability, and expertise to develop and enforce air quality regulations, and the BLM should not presume to supersede their authority.

In a similar manner, the BLM seems to disregard the authority of the State of Colorado to implement and enforce water quality standards. In establishing regulations that needlessly exceed the high standards set by the Colorado Oil and Gas Conservation Commission (COGCC), without demonstrating a need for such actions, the BLM once again oversteps its regulatory bounds.

As a further example, the BLM's habitat designations and boundaries included in the document far exceed those of the Colorado Division of Parks and Wildlife (CPW), again without adequate justification.

A second area of general concern that AGNC has with the Draft RMPA is the restriction of access, which will severely hamper oil and gas exploration and development, infringe on the rights of current leaseholders, and contravene the principle which has long guided management of public lands in our area, that of multiple use. The limits imposed on public access with the proposed expansion of timing restrictions, and the vague, undefined parameters for the granting of exceptions, unjustifiably limits access to these lands, and violates the rights of lease holders to access their property. Furthermore, the BLM's proposal to manage additional land in such a manner as to protect "wilderness characteristics" will also severely limit access to these lands, including existing leases.

Finally, AGNC is deeply concerned with the apparent lack of effort devoted to fully analyzing the socio-economic impacts of their proposed alternatives, or to disclosing the findings of such analysis. Implementation of the proposals in all of the Alternatives, especially those in B and the agency's preferred Alternative C, would close a significant amount of acreage within the planning area to leasing, limit access to current leases, and impose onerous stipulations and restrictions on any future leasing, creating enormous burdens on the local oil and gas industry; this in turn will have severe economic consequences to our local communities, resulting not only in a reduction in job growth and employment opportunity, but also in the denial of revenues to our state and local communities from royalties and severance taxes, as well as from a general increase in indirect revenues generated by local economic growth and employment.

In conclusion, AGNC believes that the White River Oil and Gas Draft RMPA represents an unjustified overreach of BLM authority, which imposes inflexible and unnecessary limitations and restrictions on oil and gas development and land use, and fails to adequately consider the economic and social impacts of its decisions. The AGNC would therefore urge the BLM White River Field Office to revisit the RMPA, and draft an alternative which ensures compliance with the long-standing principle of multiple use, and recognizes oil and gas development as a legitimate use of public lands – one that poses benefits to both the local region and to the nation. We would further ask your agency to recognize the ability and desire of the people of northwest Colorado to care for and protect our cherished environmental heritage, while simultaneously developing our abundant natural energy resources, without the need for the BLM to overstep its boundaries and impose excessive regulation.

Thank you again for the opportunity to provide input into this important process, and we look forward to your response to our concerns.

Sincerely,

Scott McInnis

Scott McInnis
Executive Director
Associated Governments of Northwest Colorado

Manager Report

Date: March 19, 2013
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

Road Intersection: I met with County Commissioner, Mike Samson, and County Engineer, Jeff Nelson, to discuss design improvements at the intersection of West Battlement Parkway and County Road 300 (Waterfall Area). Based upon our discussion they have started initial engineering review of the intersection. Mr. Samson is supportive and will be researching the ability to fund the project. This does not guarantee the project will be done but is very encouraging. I have included in your packet some preliminary design changes produced by Jeff Nelson.

8935 CR 300: Baker & Associates has removed the brush and trees adjacent to the road right-of-way on the 8935 CR 300 property. In addition the pile of dirt at the front corner was leveled out and the ground has been leveled at the upper end to allow for easier maintenance. After this was completed, Garfield County notified me that a grading permit is required. I have met on site with building department officials to understand what they require to issue the permit. I am currently working on the permit application.

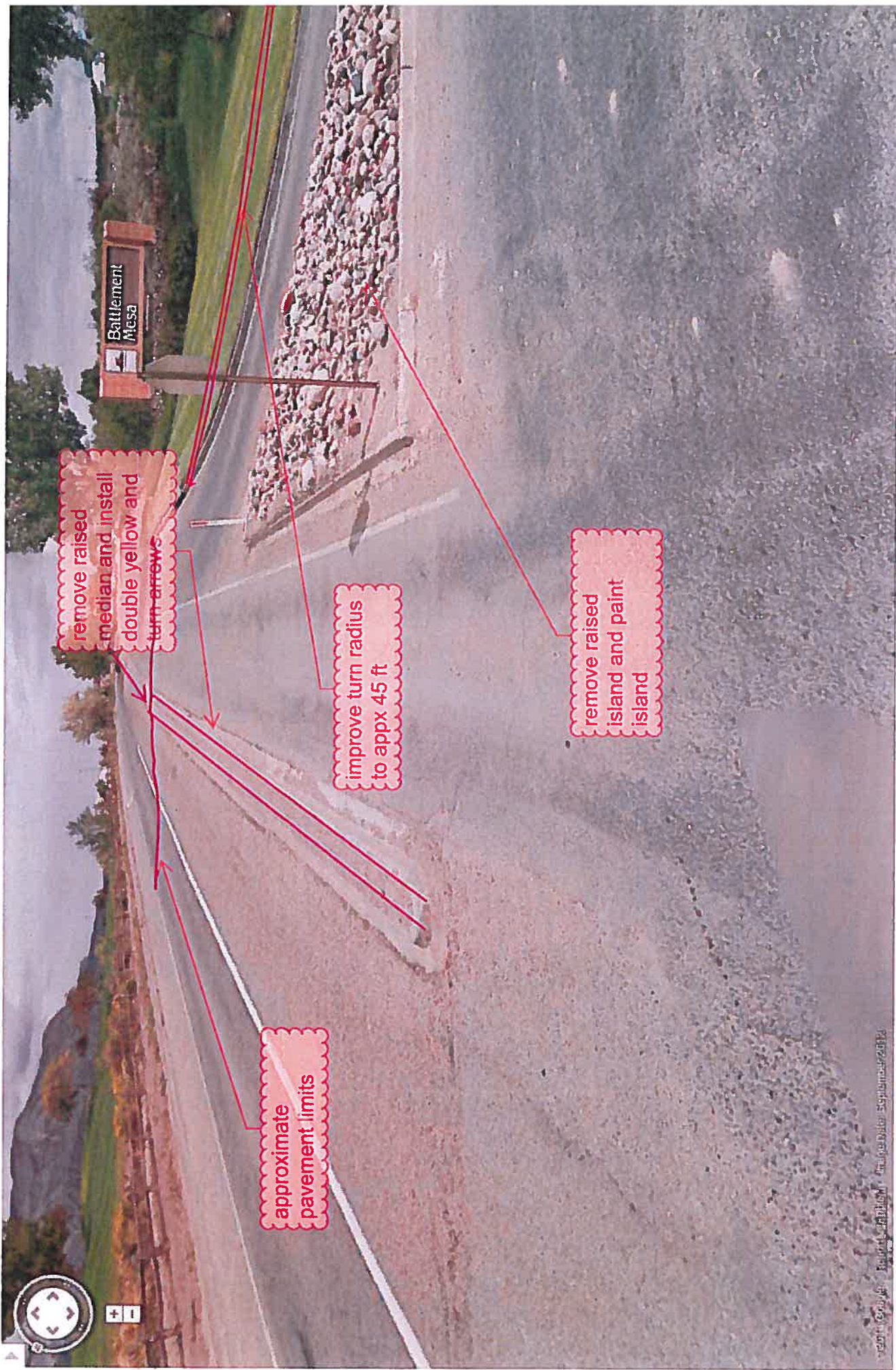
Fence Repairs: The March winds have damaged several fences around the community. In the last two weeks we have repaired fences in Monument Creek and Tamarisk Village. In addition a vehicle struck a section of fence at the corner of Stone Quarry and Morning Star, which has also been repaired.

Zoning Map: SGM has completed the zoning map for Battlement Mesa. I have included a copy in your packet.

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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



remove raised median and install double yellow and turn arrows

improve turn radius to appx 45 ft

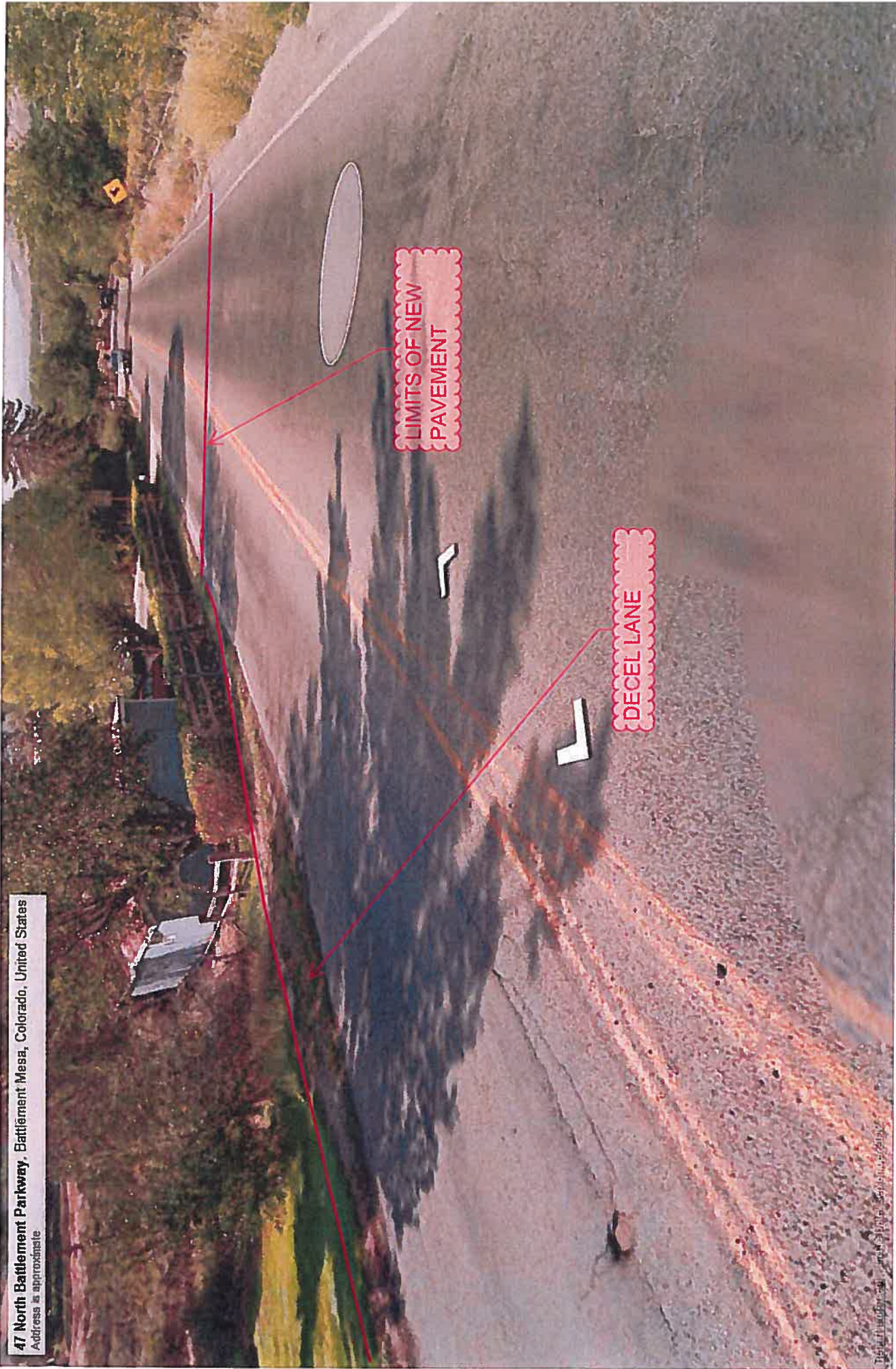
remove raised island and paint island

approximate pavement limits

Battlement Mesa



47 North Battlement Parkway, Battlement Mesa, Colorado, United States
Address is approximate



ant Parkway, Battlement Mesa, Colorado, United States

PROPOSED RADIUS
REMOVE RAISE ISLAND
REMOVE RAISED MEDIAN





proposed radius

remove raised island

BMSA Board of Directors response to questions submitted in writing by six BMSA community members at the January 15, 2013 regular meeting.

Recent purchase of property located at 8935 County Road 300.

a. Under what authority in the BMSA governing documents was this property purchased using BMSA homeowner funds?

Article 4, Sec. 4.3 (a) of the Declaration; “Powers of Service Association” allows the Board to “acquire” property or interests in property for the common benefit of Owners, including improvements on the property as well as constructing improvements on the property or demolishing existing improvements. Article 9, Sec. 9.1 (i) of the Bylaws; “Power and Duties of the Board of Directors” allows the Board to “acquire” title or interest to real estate with the approval of 2/3 of the membership votes of the Association, which are to be exercised by the Delegates. The Association obtained that Delegate approval on September 18, 2012.

b. One of the purported reasons for the purchase as stated in the board minutes for the meetings conducted on Sept. 5, and Sept. 18 was that the property was an eyesore and that by purchasing the property BMSA could clean up the property and improve the entrance to the community. How can this be a valid reason when the property is located at least ¼ mile from the nearest entrance to the PUD?

Article 4, Sec. 4.3 (a) of the Declaration, as discussed above, allows the Association to acquire property for the common benefit of all Owners, Section 4.2 (b) of the Declaration allows the Association to maintain property, even property the Association doesn’t own, if all or some of the Members would benefit from that maintenance. The Board believes, although the property is not within the boundaries of the Battlement Mesa PUD, it is unattractive and highly visible to visitors and community members from the busiest street entering Battlement Mesa. This property and area might better be referred to as the gateway to our community and as such reflects on Battlement Mesa. The Board’s belief is that purchasing and improving the property would benefit the community as a whole by improving this gateway to the community.

c. Was a professional appraisal obtained indicating the value of the property obtained before the purchase of the property?

A property appraisal was not obtained due to the limited time frame to provide bids on the property. This property previously sold for \$165,000 in 2007 and \$235,000 in 2008, the board felt comfortable buying the property at a price of \$45,000.

d. Since this transaction involved thousands of dollars of homeowner funds why didn't the delegates hold meetings with the members to receive voting instructions as outlined in Article 3, Sec. 3.7 of the declaration and Article 5, Sec. 5.2 of the bylaws before the decision to purchase the property was made?

Both Article 3, Sec. 3.7 of the declaration and Article 5, Sec. 5.2 of the bylaws state: "Each Delegate may cast the votes which he or she represents in such manner as the Delegate may, in his or her sole discretion, deem appropriate, acting on behalf of all Members owning Privately Owned Sites in the Delegate Area;" Both Articles allow for a meeting of the owners in a delegate area to gather instructions from the owners, but does not require it. The property had gone through the foreclosure process and was held by a bank. Board President, Keith Lammey, inquired about the property and learned the bank was selling the property through an on-line auction and there was a short time frame to provide bids. It would have been impractical to hold meetings throughout the community in this short time frame. The Board felt this was a unique opportunity to purchase the property, clean it up, and use it in a way that would be beneficial to the community as a whole.

e. Will the property be annexed into the BMSA area and under what authority in the governing documents?

Article 1, Section 1.38 states "Service Association Properties or Service Association Property shall mean all real and personal property, including improvements; now or hereafter owned by the Service Association." As discussed above, the Association has the authority to maintain property even if it doesn't own it or that is not annexed into the Association. As such, the Association clearly has the authority to maintain the property. The Board has not determined at this time whether the property should or needs to be annexed into the BMSA boundaries.

f. What are the annual expenses for owning this property and where in the budget are they accounted for?

The annual cost of insurance on the property is \$400 and has been budgeted under Common Area Insurance. Annual maintenance costs will be determined once the property has been cleaned up, a plan for the use of the property is complete and actual improvements, if any, are made to the property.

Resolution dated Nov. 16, 2010

a. Clarify the meaning of item 1 on the 2nd and 3rd pages which seems to give the board unlimited authority to spend BMSA funds without approval of either the delegates or the members. This seems to be in conflict with item 2. Since the BMSA did not own the property in Parachute does Item 1 apply to the purchase?

Item (1) of the resolution is meant to clarify that funds (money) are not “property” or “personal property” and may be spent in the ordinary course of business without the (2/3) vote of the delegates. In other words a majority, of a quorum, of the Board of Directors has the authority to approve normal expenditures for the day to day operations of the BMSA. Item (2) clarifies that to acquire or convey real property or tangible personal property still requires a (2/3) vote of the delegates.

Resolution: Board Members Conflict of Interest

a. Director Lammey owns a company that is managing the operations of 5 of the Sub Associations of BMSA. Why hasn't he disclosed his conflict of interest at the board meetings since his votes could affect the operation of his company?

The sub associations are separate and independent associations under the umbrella of the BMSA. These sub associations have independent elected boards that are responsible for the budgeting, maintenance and operation of their independently owned properties. The sub associations collect their own assessments without involvement of the BMSA and there is no contract between Mr. Lammey's company and the BMSA to provide management services for the sub associations. The BMSA Board of Directors has no control over the sub association operations or property other than collection of BMSA assessments and applicable covenant enforcement. Therefore, no conflict exists.

Community Members Request

We would also request that the board elect treatment under The Colorado Common Interest Ownership Act ss38-33.3-118 as soon as possible.

This issue has been given consideration by previous BMSA boards. During those considerations, the Board at that time reviewed the pros and cons of becoming fully governed under CCIOA regulations. Based upon that review, that Board believed the BMSA was better served by not being governed entirely under the CCIOA statute. The current Board of Directors has not considered this issue as it has not been raised by community members until now. This recent request gives no explanation of the merit in seeking change to allow for the BMSA to fall fully under the governing regulations of the Colorado Common Interest Ownership Act.

Steve,

I am sorry, but Trish does NOT answer the question. She uses a circular argument of the requirements for the BMSA within the service association areas. However, the Declaration defines those areas in Exhibit A (all within the PUD) and "All other property within the PUD... not in Exhibit A. The Declaration is limited to the PUD. The purchased area had to be annexed into the PUD for BMSA to have any defined operation concerning it, including acquisition thereof. The BMSA has no "annexation" powers outside the PUD and it is limited in annexation to providing its services to such PUD property.

While "cherry picking" particular passages of the Declaration to quote, her dissertation is confined to those properties within the PUD. The BMSA is not an entitled governmental agency that has power to annex properties, outside its defined PUD, to bring them ~~them~~ under its quasi-governmental auspices.

It would have been prudent to include me in any dialogues with Trish, as these salient points could have been covered in depth.

Given the above, I respectfully disagree that Ms. Harris' has researched the issue thoroughly past the BMSA duties within the PUD.

Bob

----- Original Message -----

From: [Steve Rippy](#)

To: [Bob Arrington](#)

Sent: Friday, March 15, 2013 11:11 AM

Subject: Fw: BMSA

Bob,

The attorney's response to the letter you submitted to the Board at the last meeting.

Steve

----- Original Message -----

From: [Trish K. Harris](#)

To: ['Steve Rippy'](#)

Sent: Monday, March 11, 2013 1:02 PM

Subject: RE: BMSA

Steve,

In his letter, Mr. Arrington points out that the Service Association Area is defined as the property that is subject to the Declaration. He also points out that the duties and powers of the Association include those necessary to maintain, repair, improve, regulate and enhance the Service Association Properties. He argued that the Association did not have the authority to purchase the parcel at issue, even with delegate approval arguably, because the property is not part of the "Service Association Area" that is subject to the Declaration.

The Declaration defines Service Association Properties as all real and personal property, including Improvements, owned by the Association, or which the Association has a contractual right to use, or which the Association maintains, holds or uses for the common use and enjoyment of all or certain members of the Association or for other purposes as may be permitted by the declaration. While the Declaration does say that it binds the "Service Association Area", it doesn't say that the Service Association Properties have to be within the Service Association Area – just that it is property that is owned by the Association, etc. The Association has the authority to obtain title to real property, with the approval of the delegates. There is no stipulation on that power that the property be within the Service Association Area. Given that, I respectfully disagree with Mr. Arrington's analysis.

Trish K. Harris ::

5610 Ward Road, Suite 300, Arvada, CO 80002-1310

303.991.2036 Direct :: 303.432.9999 Main :: 303.991.2037 Fax

tharris@hindmansanchez.com :: www.hindmansanchez.com

Links ::

March 19, 2013

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