

APPROVED 04/19/16

**BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
March 15, 2016**

Present:	Sara McCurdy Bob Arrington John Shepherd Denise Gallegos Laurel Koning Ken Wyman John Johnson Joel Toomey Alta Risk Eric Short John Keller	President, First Eagle's Point Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners Director, Battlement Creek Village Director, Mesa Ridge Townhomes Director, Monument Creek Village Director, Stone Ridge Village Director, Tamarisk Meadows Director, Tamarisk Village Director, The Reserve
Absent:	Eric Schmela George Smith Brad Hoy	Declarant, Battlement Mesa Partners Director, Fairway Villas Director, Valley View Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Chuck Hall Jay Haygood	Mary Lee Mohrlang Dana Wood

OWNERS OPEN FORUM

Doug Saxton discussed a letter that was written by Kent Kuster with the Colorado Department of Public Health & Environment to Matthew Lepore Director of the Colorado Oil & Gas Conservation Commission. The letter describes CDPHE's recommendations to the COGCC a list of conditions of approval to minimize adverse impacts to public health, safety, welfare and the environment for the URSA well pads B and D located in Battlement Mesa. Mr. Saxton asked the BMSA Board of Directors to be prepared to file for a hearing once the COGCC has made their decision on URSA's application. Mr. Saxton stated that there are 10 days after COGCC's decision to request a hearing, which could be prior to the next BMSA Board meeting.

CALL TO ORDER

Director McCurdy called the meeting to order at 6:12 pm.

DISCLOSURE OF CONFLICT

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

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

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

Mr. Wynn was not able to attend the meeting.

APPROVAL OF MINUTES

A motion was made by Director Shepherd and seconded by Director Arrington to approve the February 16, 2016 minutes with corrections. The motion carried unanimously.

APPROVAL OF FINANCIAL REPORT

Due to software issues, there were no financial statements presented.

COMMITTEE REPORTS

Finance Committee: No report.

Architectural Review Committee: See attached reports.

Covenant Committee: See attached reports.

Oil & Gas Committee: See attached report.

Chuck Hall reported that URSA's semi-annual update meeting will be held Wednesday, March 16, 2016 at 6pm at the Grand Valley Fire Protection District.

A motion was made by Director Keller and seconded by Director Koning that BMSA Board of Directors call a special work session, once we have received a copy or summary of the COGCC decision, to determine whether the CDPHE's recommendations were sufficiently accommodated and to guide our local government designee to request a hearing. The motion carried unanimously.

Mr. Hall reported that WPX is being sold and the employees will be terminated but can be hired back to work for the new buyers.

Mr. Hall also reported that Encana has announced that they will be decreasing their workforce by 20% and that RJ Taylor has closed.

Parks/Open Space/Trails Committee: Director Koning stated that the committee will be meeting with the landscape architect and a project foreman regarding the landscape plans for Turkey Trail park.

Director Koning left the meeting at 6:53pm.

Associated Governments of Northwest Colorado: See attached report.

Energy Advisory Board: See attached report.

MANAGER REPORT

See attached report.

DEVELOPER REPORT

Director Gallegos reported that the occupancy rates in the residential units have increased to 59%. This number is deceiving because the Willow Park apartments, that are closed, and the RV Park spots are included in this percentage. Declarant Gallegos reported that the Willow Ridge apartments are at 95% capacity with 11 units open and the Modular Home park is at 88% capacity with only 28 units open.

NEW BUSINESS**Consider amendments to the Architectural Committee Charter**

A motion was made by Declarant Gallegos and seconded by Director Short to approve the amended Architectural Committee Charter. The motion carried unanimously.

Consider member appointment to Architectural/Covenant Committee

A motion was made by Director Shepherd and seconded by Director Short to appoint Steve Rippey to the Architectural Review Committee. The motion carried unanimously.

OLD BUSINESS

Director Koning stated that the Annual BMSA meeting is scheduled for April 12, 2016 at 6:30 at the Grand Valley Recreation Center. All Board members need to be at the meeting by 6:00 pm. Director Koning reported that Clark's Market will be supplying a boxed lunch for the meeting at a cost of \$6 per person and Judy Bertran from the Parachute/Battlement Mesa Park & Recreation District and John Shepherd will be speaking at the meeting.

OTHER BUSINESS

Director McCurdy reported that the Livewell group will be having a presentation at the Garfield County Library in Parachute on Thursday, March 17, 2016 from 8:00 – 10:00 am.

Director McCurdy reported that the Town of Parachute has completed a draft of their Comprehensive Plan and will be presenting the plan to the public Wednesday, March 16, 2016 at 5:30 pm at the Parachute Town Hall.

Director Short stated that he would like the BMSA Board of Directors to consider changing the meeting times back to 9:00 am.

The Board agreed to discuss changing the meeting time back to 9:00 am at the April 19, 2016 meeting.

Director Risk stated that there is no trash/pet station in the small park off of Mineral Springs Circle, only a trash bin in the park off of Thunderburg Trail and in the RV Park.

The Board agreed to order/install some trash/pet stations in these areas.

ADJOURNMENT

The meeting was adjourned at 7:35 pm.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: October 7, 2015

Present: Thom Hamick, Lecia Hill, and Keith Sheppleman

Absent: Eric Short

Agenda

No letters sent

Applications:

1. 71 Hackberry Lane, Monument Creek Village
Owner: Rory Birdsey
Request: Install new roof
Completion date: October 30, 2015
Action: Approved
2. 98 Roan Creek Drive, Battlement Creek Village
Owner: John & June Zacharias
Request: Replace weathered, broken and missing split rail fencing
Completion date: October 16, 2015
Action: Approved
3. 25 Alder Court, Stone Ridge Village
Owner: Walter & Marjorie Perrine
Request: Re-paint house
Completion Date: December 15, 2015
Action: Approved
4. 38 Meadow Creek Court, The Reserve
Owner: Joe & Jeanice Freeman
Request: Repair stucco & repaint
Completion date: December 31, 2015
Action: Approved
5. 79 Eagle Ridge Drive, Eagle's Point
Owner: Robert McLelland
Request: Landscaping on new home with gravel parking area
Completion date: April 30, 2015
Action: Approved
6. 49 Cedar Circle, Tamarisk Village
Owner: Joel Williford
Request: Paint house
Completion Date: June 15, 2016
Action: Approved

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: October 21, 2015

Present: Thom Hamick, Lecia Hill, and Keith Sheppleman

Absent: Eric Short

Agenda

No letters sent

Applications:

1. 150 Sipprelle Drive, Commercial
Owner: All Saint's Episcopal Church
Request: Install new sign
Completion date: October 31, 2015
Action: Approved
2. 601 Ponderosa Circle, Monument Creek Village
Owner: Joel De la Rosa
Request: Park in existing gravel area
Completion date: Already complete
Action: Approved
3. 159 Sagemont Circle, Monument Creek Village
Owner: Bob Saville
Request: add 2 more solar panels to existing roof with approved panels
Completion date: December 30, 2015
Action: Approved

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: November 4, 2015

Present: Thom Hamick, Lecia Hill, and Keith Sheppleman

Absent: Eric Short

Agenda

No letters sent

Applications:

1. 340 Lodgepole Circle, Stone Ridge
Owner: Bradley & Shelbi Dowd
Request: Park in gravel area
Completion date: Already complete
Action: Denied area is to big needs to be 330 square feet or less

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes December 1, 2015

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

Agenda

No letters sent

Applications:

1. 373 Lodgepole Circle, Stone Ridge
Owner: Lester Gherardini
Request: Parking in gravel area
Completion date: January 1, 2016
Action: Approved

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: February 3, 2016

Present: Lecia Hill, Keith Sheppleman, and Sara McCurdy

Absent: Eric Short

Agenda

No letters sent

Applications:

1. 148 Willow Creek Trail, Willow Creek
Owner: Jim Matthews
Request: Xeriscape extension
Completion date: July 30,2016
Action: Approved

Report Period: February 2016

Violations YTD 61
Violations This Mo. 61

	Monthly Violations By Village	% of Total Violations
Battlement Creek	2	3%
Other	0	0%
Canyon View	5	8%
Eagles Point	0	0%
Fairway Villas	0	0%
Mesa Ridge	1	2%
Monument Creek	8	13%
Reserve	2	3%
Stone Ridge	1	2%
Tam Meadows	5	8%
Tam Village	9	15%
Valley View	6	10%
Willow Creek	3	5%

42 69%

	Monthly Violations By Type	% of Total Violations
Arch. Approval	0	0%
Side Yard	2	5%
Maintenance	0	0%
Lot Maintenance	0	0%
Pets	0	0%
Parking	1	2%
Play Equipment	1	2%
Trash	20	48%
Unsignltness	1	2%
Vehicle	17	40%
Signs	0	0%

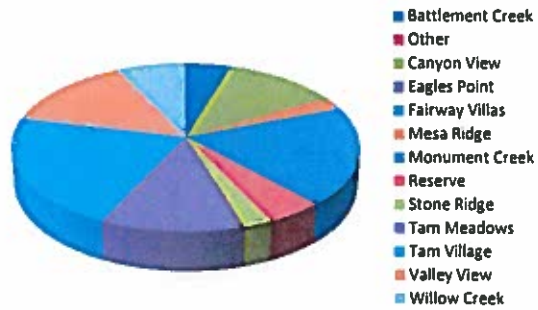
42 100%

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

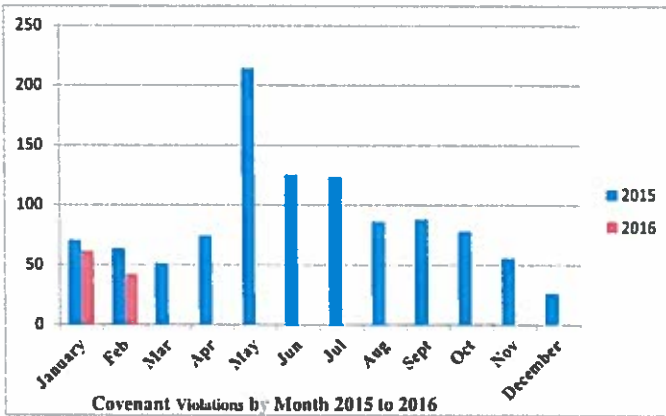
1053 103

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

02/16 Violations By Village



02/16 Violations By Type



Report Date: 2/29/2016		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
2/21/2016	151	Battlement Creek Trl	Battlement Creek	Vehicle	4:09pm-ATV with plow parked next to house.
2/21/2016	156	Roan Creek Dr	Battlement Creek	Vehicle	4:12pm-Travel trailer parked on driveway. No letter sent.
2/21/2016	39	Limberpine Cir	Canyon View	Trash	3:51pm-Trash cart out.
2/21/2016	191	Limberpine Cir	Canyon View	Trash	3:46pm-Trash cart out.
2/21/2016	191	Limberpine Cir	Canyon View	Illegal Parking	Honda Accord parked in the rocks to the left of the driveway. CO Tags 240-XMD.
2/21/2016	191	Limberpine Cir	Canyon View	Trash	3:48pm-Trash cart out.
2/21/2016	287	Limberpine Cir	Canyon View	Trash	3:46pm-Trash cart out.
2/21/2016	9	W Ridge Ct	Mesa Ridge	Trash	4:27pm-Trash cart out.
2/21/2016	31	Cactus Ct	Monument Creek	Vehicle	3:33pm-Cargo trailer parked on driveway. No letter sent.
2/21/2016	9	Juniper Ln	Monument Creek	Trash	3:27pm-Trash cart out.
2/21/2016	105	Juniper Ln	Monument Creek	Vehicle	3:39pm-Large trailer on driveway. No letter sent.
2/21/2016	105	Juniper Ln	Monument Creek	Vehicle	3:26pm-Trailer parked on driveway. No letter sent.
2/21/2016	166	Rosewood Way	Monument Creek	Trash	3:30pm-Trash cart out.
2/21/2016	174	Rosewood Way	Monument Creek	Sports Equipment	3:29pm-Basketball hoop at the curb.
2/21/2016	174	Rosewood Way	Monument Creek	Trash	3:29pm-Trash cart out.
2/21/2016	142	Sagemont Cir	Monument Creek	Trash	3:26pm-Trash cart out.
2/21/2016	264	Lodgepole Cir	Stone Ridge	Abandoned Vehicle	3:43pm-4 door Ford truck with snowplow CO tags 628-NDO Expired 04/15.
2/21/2016	63	Black Sulphur Pl	Tamarisk Meadows	Trash	3:06pm-Trash cart out.
2/21/2016	27	Mineral Springs Cir	Tamarisk Meadows	Side Yard	3:22pm-Vehicle parked in the rocks to the right of the driveway.
2/21/2016	194	Mineral Springs Cir	Tamarisk Meadows	Side Yard	3:10pm-Yellow Ford parked in the rocks to the right of the driveway.
2/21/2016	404	Mineral Springs Cir	Tamarisk Meadows	Trash	3:06pm-Trash cart out.
2/21/2016	6	Pinnacle Place	Tamarisk Meadows	Trash	3:12pm-Trash cart out.
2/21/2016	22	Cedar Cir	Tamarisk Village	Trash	3:16pm-Trash cart out.
2/21/2016	56	Cedar Cir	Tamarisk Village	Trash	3:14pm-Trash cart out.
2/21/2016	85	Cedar Cir	Tamarisk Village	Vehicle	3:15pm-Large trailer parked on driveway. No letter sent
2/21/2016	85	Cedar Cir	Tamarisk Village	Vehicle	3:03pm-Large trailer on the driveway. No letter sent.
2/21/2016	12	E Tamarack Cir	Tamarisk Village	Trash	3:08pm-Trash cart out.
2/21/2016	12	E Tamarack Cir	Tamarisk Village	Trash	2:54pm-Trash cart out.
2/21/2016	55	Queen City Cir	Tamarisk Village	Trash	3:17pm-Trash cart out.
2/21/2016	11	W Bonanza Pl	Tamarisk Village	Abandoned Vehicle	3:01pm-Large RV with expired tags.
2/21/2016	11	W Bonanza Pl	Tamarisk Village	Oversized Vehicle	3:01pm-Large RV parked on street.
2/21/2016	318	Meadow Creek Dr	The Reserve	Vehicle	4:06pm-Trailer parked on driveway. No letter sent.
2/21/2016	345	Meadow Creek Dr	The Reserve	Vehicle	4:13pm-Dump trailer parked at property.

2/21/2016	77 Bryan Loop	Valley View	Unsigniliness	3:55pm-Leather office chair outside.
2/2/2016	172 Cliff View Cir	Valley View	Vehicle	3:53pm-Small cargo trailer parked on street. No letter sent.
2/21/2016	172 Cliff View Cir	Valley View	Vehicle	3:58pm-Trailer parked at property. No letter sent.
2/21/2016	204 Cliff View Cir	Valley View	Vehicle	3:58pm-Trailer parked in the rocks to the left of the driveway.
2/7/2016	294 Cliff View Cir	Valley View	Trash	3:54pm-Trash cart out.
2/7/2016	13 Jessica Ln	Valley View	Trash	3:55pm-Trash cart out.
2/21/2016	37 Green Mesa Pl	Willow Creek	Vehicle	4:05pm-Trailer with 2 snow mobiles parked on driveway.
2/7/2016	41 Green Mesa Pl	Willow Creek	Trash	3:58pm-Trash cart out.
2/7/2016	233 Willow Creek Trl	Willow Creek	Vehicle	4:00pm-Horse trailer parked on street.

Ltr from CDPHE to COGCC

- Re: Consultation Recommendations for URSA Pads B & D from CDPHE to COGCC, on a list of conditions of approval to minimize adverse impact to public health, safety, welfare and the environment
 - Recommendations based on analysis of:
 - Form 2A
 - Comments from local residents
 - County permitting document
 - On-site visit
 - CDPHE commends County and URSA for permitting process and numerous public outreach meetings
 - CDPHE consultation triggered by County request and adoption of Rule 17
 - CDPHE identified potential issues and recommend actions and practices to address the issues to the COGCC
 - Determining the Location of Pad B
 - Pad proposed to be located in intermediate buffer zone of public water supply
 - Propose a 3rd party determine high water line closest to the pad, the results may require a variance
 - Class II injection well on Pad B
 - BM water treatment plant has raw water intake close to proposed pad
 - CDPHE believes that Class II injection wells should not be located in Urban Mitigation Areas

- CDPHE recommends that COGCC deny the permit for the injection well
- Odor and air Quality
 - Many comments received are concerns of air quality and odor
 - CDPHE recommended numerous items for conditions of approval
- Spill response
 - This would require immediate response to minimize impacts to riparian area and surface water
 - CDPHE recommended several additional measures to reduce likelihood of an impact
- Stormwater protection
 - CDPHE recommends stormwater management inspections
- CDPHE stated the recommended conditions of approval listed are crafted to add to the work already done by Garfield County and URSA to minimize impacts from these well sites to the residents of Battlement Mesa



**BMSA Board of Directors Meeting
March 15, 2016
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: February 17, 2016 (Special Host Session)
Attended by: Unable to attend**

Overview:

The AGNC last met in Grand Junction on Wednesday, February 17, 2016. The meeting was well attended. The meeting featured two speakers: Stuart Sanderson from the Colorado Mining Association and Scott McInnis who discussed Conservation Easements. I was not able to attend due to a conflict with other business.

The next meeting will be held on March 23, 2016 in Silt at the Silt Town Center. The agenda for the March 23rd meeting has not yet been published.

As previously reported, throughout the Legislative Season, the AGNC conducts weekly conference calls with its legislative team where all bills of interest to the AGNC are discussed. These calls are held at 8:30 AM each Thursday and normally last about an hour. During these weekly calls the AGNC's legislative team explains the new bills that have been introduced that may be of interest to the AGNC and Northwest Colorado. In addition, updates are provided on existing bills. During the calls, the AGNC makes decisions about whether to support, oppose or monitor the progress of various bills.

Respectively Submitted by:

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

The Colorado Dream

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Battlement Mesa Citizen Representative to EAB Report

The Energy Advisory Board met on March 3, 2016.

The Educational presentation was "Oil and Gas Exploration and Production Noise Impact Evaluation and Mitigation". Presentation was by Mr. Donald W. Behrens, President of Behrens and Associates Environmental Noise Control.

After a brief review and introduction of the physics and definitions of the science of noise control and abatement, Mr. Behrens, then talked about his company's approaches to providing solutions of mitigation.

He described that his company had 3 points of approach:

Receiver noise control

Source noise control

Path noise control

After implementing mitigations using techniques on any of those points they would then do compliance verification.

He then moved to answering questions. His main point to mitigation steps was "putting sound barriers in the line of sight" using the most advantages positioning of barriers and designs. In the case, as asked, of looking down into the noise source, he responded that it might be as much as "wrapping" the noise source. On the question of noise being transmitted through the ground, he answered that the ground wouldn't transmit "noise". He didn't go into any explanations of vibrations and their relationship and stayed to the atmospheric transport of the noise (sound).

In the Citizens' reports to the EAB, I reported on the participation of Battlement residents sending comments to the COGCC on the Ursa application. There were about 50 comments sent in reflecting a range of problem areas and urging Urban Mitigation Area (UMA) use of new rules.

Many residents also responded to encourage the implementation of new BLM methane rules to reduce leaks and unnecessary burning.

Bob Arrington

Manager Report

Date: March 15, 2016

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Manager

2015 Financial Audit: The audit of the 2015 BMSA financial activities has now been completed by McMahan & Associates. A preliminary audit report should be forthcoming in the next few weeks.

Median Landscape Improvements: Landscape improvements are currently underway again after being delayed through the winter months. Weed barrier and decorative rock is currently being installed in some of the medians on North and South Battlement Parkways.

PBM Trail Group: I met with the PBM Trail Group this past month to go over trail planning in the Battlement Mesa community as well as future master planning of trails in the Parachute/Battlement Mesa area. Preliminary trail routes and types are being identified, researched and mapped in Battlement Mesa and Parachute to determine feasibility. Discussions were also held with landowner, Eric Schmela of Battlement Mesa Company, concerning trail locations that would potentially cross BMCO property. The group has also formalized their bike/run event (Battle On The Mesa) to occur on April 2, 2016. I was able to get a special event insurance policy in place to provide liability insurance for the event.

Street Sweeping: The first sweeping of the residential neighborhood streets is scheduled to begin March 28th. This sweeping will occur on all interior residential streets in all of the villages including the sub-association villages.

Maintenance Items: Several fence sections in the Monument Creek, Saddleback and Tamarisk Villages were damaged this past month by high winds. Ten broken fence posts, 6 cross members and 120 pickets were replaced. In addition the high winds damaged 2 stop signs and 3 other types of traffic signs.

The Colorado Dream

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