

Approved 06/21/16

BATTLEMENT MESA SERVICE ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS MAY 17, 2016

Present: Sara McCurdy President, First Eagle's Point

Bob Arrington Vice President, Willow Creek Village John Shepherd Sec/Treasurer, Canyon View Village Eric Schmela Declarant, Battlement Mesa Partners Declarant, Battlement Mesa Partners Denise Gallegos Laurel Koning Director, Battlement Creek Village Director, Mesa Ridge Townhomes Ken Wyman John Johnson Director, Monument Creek Village **Joel Toomey** Director, Stone Ridge Village Director, Tamarisk Meadows Alta Risk Eric Short Director, Tamarisk Village

Absent: George Smith Director, Fairway Villas John Keller Director, The Reserve

Brad Hoy Director, Valley View Village

Also Present: Steve Rippy Association Manager

Amie Martin Administrative Assistant

Community Members Present: Chris Wyman Doug Saxton

Dave Devanney Bill deWinter Kirby Wynn Chuck Hall

Bill Nelson

OWNERS OPEN FORUM

Dave Devanney with the Battlement Concerned Citizens Group stated that URSA will be giving a presentation at the EAB meeting on May 23, 2016. Mr. Devanney stated that URSA is planning to complete 17 wells on the Monument Ridge pad, drilling 18 wells on the Tompkins pad and installing a construction pipeline between the Tompkins pad and the Monument Ridge Pad with all work expected to be completed by September 2016. Mr. Devanney stated that the State of Colorado penalized URSA \$36,000 for releasing noxious gases from the Yader pad in December 2015 which lasted 5-8 days.

Doug Saxton stated that the COGCC has yet to make a decision on URSA's application regarding drilling within the PUD. URSA has requested a hearing with the COGCC that has been scheduled for June 6 and June 7, 2016 in Denver which the BCC has requested intervening status in the meeting. Mr. Saxton stated that BMSA could also request to speak at the hearing. Mr. Saxton asked BMSA to write a letter to the COGCC with a copy to Garfield County to recommend that the COGCC adopt the health department's recommendations for the BMC B and D pads.

CAL TO ORDER

Director McCurdy called the meeting to order at 9:15 am.

DISCLOSURE OF CONFLICT

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

Director Short disclosed that a company he owns is under contract with BMSA to provided landscape services.

Page 1 of 4





KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON

Kirby Wynn reported that URSA did request a hearing with the COGCC because, by rule, operators are afforded opportunity for timely permit decisions from COGCC. The hearing is scheduled for June 6 and June 7, 2016 in Denver. Mr. Wynn stated that the Local Government Designee holds a seat at the table for that hearing. Mr. Wynn stated that the COGCC is taking considerable time on the URSA application to scrutinize all of the issues.

Mr. Wynn stated that URSA has not been fined for releasing noxious gases as was stated earlier. URSA has been notified of a potential fine for a release of gases that occurred when an employee left a vent open on a pad site in the Battlement Mesa area. Once URSA was notified of odors they were able to identify the source and close the vent. URSA believes the vent was left open for a few hours. They self-reported the release and CDPHE arrived on site to inspect and found no violations during the site review. URSA is therefore appealing any potential fine that may be issued by the CDPHE as a violation could not be determined during their site visit.

Mr. Wynn reported that the next EAB meeting is June 2, 2016 at 5:30 pm which will either be held in Rifle at the library or at the new Garfield County building. The Colorado Public Utilities Commission will be giving a presentation.

NITA SMITH-COMMUNITY COUNTS

Ms. Smith stated that Community Counts is a small member group which was started by operators in the oil & gas industry to assist residents with concerns related to the oil & gas industry. The group has expanded to include additional members from municipalities, contractors, businesses and individuals. Community Counts is currently comprised of 78 members with a 10 member Board of Directors. Funding for the organization is based solely upon memberships, contributions and grants. Ms. Smith asked the BMSA, Board of Directors, if they would consider becoming a member.

APPROVAL OF MINUTES

A motion was made by Director Koning and seconded by Director Toomey to approve the April 19, 2016 minutes as presented. The motion carried unanimously.

APPROVAL OF FINACIAL REPORT

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

COMMITTEE REPORTS

Finance Committee: See attached report.

Architectural Review Committee: See attached report.

Covenant Committee: See attached reports.

Oil & Gas Committee: See attached report.

Parks/Open Space/Trails Committee: No report, no meeting. Director Koning met with the architect at the Turkey Trail Park.

Associated Governments of Northwest Colorado: See attached report.

Energy Advisory Board: No report.

MANAGER REPORT
See attached report.

Page 2 of 4 -The Colorado Dream —



DEVELOPER REPORT

Declarant Schmela reported that Garfield County approved a temporary surface water line that URSA will build from the Yader pad to the Monument Ridge pad. The line can remain in place for 3 years.

Declarant Schmela reported that the RV Park, Tamarisk Village Pads, Modular Homes, Willow Ridge Apartments and Willow Park Apartments that are owned by Battlement Mesa Company are in the process of foreclosure. BMC has been in discussions with AIG for 2 ½ years to refinance the properties. Appraisals were recently completed on all of the properties and Declarant Schmela expressed optimism that BMC and the mortgage holder, AIG, will reach agreement on refinancing terms shortly. In the meantime, BMC is and will continue to pay their BMSA assessments. The properties are scheduled for public auction on July 6, 2016.

NEW BUSINESS

Discuss Movies Under the Stars request

A motion was made by Director Schmela and seconded by Director Arrington to donate \$600 to Movies Under the Stars. The motion carried unanimously.

Discuss future trail improvements-Livewell Project

See attached report.

The Board of Directors asked Mr. Rippy to write a letter to the Livewell Project stating that the BMSA is in favor of future trails, but they cannot commit any money at this time.

Turkey Trail Park-Authorize park development expenditures

Director Koning explained the details of the agreement between the BMSA and Ciavonne, Roberts & Associates, Inc. to provide professional services for the development of Turkey Trail Park in the amount of \$17,750.

Battlement Mesa Resident, Chris Wyman, expressed her concerns for contributing additional funds on the park when there were other beneficial services and/or projects that could be funded in Battlement Mesa.

Director Arrington expressed his concern with the agreement as well as concerns for utilizing funds on property located outside of the BMSA. After much discussion, a motion was made by Director Johnson and seconded by Director Shepherd to accept the agreement with Ciavonne, Roberts & Associates, Inc. The motion carried with Directors Koning, Shepherd, McCurdy, Johnson, Schmela, Toomey, Gallegos and Risk voting in favor of the motion and Directors Wyman and Arrington voting against the motion. Director Short abstained.

Community Counts Membership

Mr. Arrington stated that Community Counts does work with the oil & gas problems raised by residents but does not carry legitimate complaints on to the COGCC whereas, the COGCC measures the number and type of complaints received.

A motion was made by Director Koning and seconded by Director Toomey to pay a 2016 membership fee of \$250 to Community Counts. The motion carried with Directors Koning, Shepherd, McCurdy, Johnson, Schmela, Short, Toomey, Gallegos and Risk voting for the motion and Directors Wyman and Arrington voting against the motion.

OLD BUSINESS

Battlement Mesa Company properties/maintenance

Mr. Rippy reported that he has spoken to Declarant Schmela regarding the issues that were brought before the Board of Directors at the April 2016 meeting.

Declarant Schmela reported that his maintenance crew is working on the issues at the service center and the pads. They have already removed a few semi loads of stuff. Declarant Schmela stated that the service center is not within the boundaries of the BMSA but that he understands the concerns and wishes to be a good neighbor and will work to improve the appearance of the site.

Page 3 of 4





Bill Nelson stated that according to the recorded declaration the Service Center was annexed into the BMSA boundaries.

Declarant Schmela stated that all the public properties in the filing for that plat, like the water and wastewater plants, were annexed into the BMSA. The service center is a private property and therefore was not annexed. Declarant Schmela advised that he is willing to do additional research to clarify the issue.

Director Wyman left the meeting.

OTHER BUSINESS

A motion was made by Director Koning and seconded by Director Arrington to ask Mr. Rippy to write a letter to the COGCC with a copy to Garfield County in support of the health department's findings concerning the URSA application. The motion carried unanimously.

Director McCurdy reported that she will not be able to attend the June 21, 2016 BMSA Board meeting.

Director Schmela left the meeting.

ADJOURNMENT FOR HEARINGS

The regular meeting adjourned at 11:18 am for a short break.

The meeting reconvened at 11:34 am for the hearing process.

12 E Tamarack Circle

The owner was not present.

A motion was made by Director Shepherd and seconded by Director Koning to postpone the hearing until next meeting giving Mr. Rippy time to discuss the issues with the tenant. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 11:31 am.



Page 4 of 4

BMSA Financial Committee

May 17, 2016 Report on Financial Documents

For April 2016

Operating Accounts

April is the 4th month of our fiscal year and everything looks pretty normal since we remain in a positive position. Copies of the April 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 the income exceeded budget amounts by \$270. The Developer assessments underran the budget by some \$5223; income from attorney fees exceeded the budget by some \$1920; and Comcast Franchise payments underran the budget by \$322.

On the expense side, the actuals are lower than budgeted amounts (\$38,547) with most accounts being under budget except for the Community Relations over because of the cost of printing the Annual Report. There were some other accounts being over budget and many others under budget but all being of small amounts...

The bottom line shows a net positive amount of \$38,818. Again it is too early to draw conclusions, we expect the tracking of income and expenses vs the revised budget will more closely reflects current activities.

On the Balance Sheet, all of the accounts are consistent with past history and there is nothing of concern, however as explained by our accountant, the Accounts Receivable Assessments are a bit high since the Developer still owes \$98,325 from the 2nd quarter.

Reserve Accounts

We also reviewed the Reserve Accounts. The Median Improvement account is over budget due to the work starting earlier than anticipated. It will balance out later. The amounts invested with Edward Jones continue to earn small amounts and are consistent with the State Laws requiring investing in secure accounts.

As stated earlier, the audit has been completed and taxes filed with a payment of \$700 which was more than anticipated. There were not any items of question or concern.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes April 20, 2016

Present: Steve Rippy, Lecia Hill, Keith Sheppleman, and Sara McCurdy

Absent: Eric Short

Agenda

No letters sent

Minutes from April 6, 2016 approved

Applications:

1. 37 Willow Creek Court, Willow Creek Village

Owner: Fred & Cynthia Burdick

Request: Paint garage door and front door

Completion date: May 15, 2016

Action: Approved

2. 51 Pine Tree Place, Monument Creek Village

Owner: Robin Kaspar

Request: Replace and install 6' privacy fence

Completion Date: April 30, 2016

Action: Approved

3. 302 Mineral Springs Circle, Tamarisk Meadows

Owner: Silverio & Erica Bravo Alvarado Request: Put concrete next to driveway

Completion date: May 14, 2016

Action: Approved

4. 57 Bristlecone Court, Monument Creek Village

Owner: Jason & Karrie Fletcher, Monument Creek Village

Request: Install and replace fence Completion date: May 8, 2016

Action: Approved

5. 68 Promontory Place, Willow Creek Village

Owner: James Blair Request: Re-paint home Completion date: June 1, 2016

Action: Approved

6. 143 Sagemont Circle, Monument Creek Village

Owner: Terry & Regina Hill

Request: Re-roof home and replace existing fence

Completion date: June 30, 2016

Action: Approved

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46 Aspen Way Monument Creek 53 Aspen Way Monument Creek 54 Hackberry Ln Monument Creek 67 Holly Way Monument Creek 68 Hawthome Way Monument Creek 68 Hawthome Way Monument Creek 72 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 106 Rosewood Way Monument Creek 107 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 108 Onderosa Cir 109 Juniper Ln Monument Creek 106 Rosewood Way Monument Creek 106 Rosewood Way Monument Creek 107 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 101 Juniper Ln Monument Creek 102 Juniper Ln Monument Creek 103 Juniper Ln Monument Creek 104 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 106 Rosewood Way 107 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek	4/10/2016	31 Cactus Ct	Monument Creek	Trash	1:57pm-Trash cart out.
47 Aspen Way Monument Creek 53 Aspen Way Monument Creek 66 Hackberry Ln Monument Creek 67 Holly Way Monument Creek 68 Hawthorne Way Monument Creek 68 Hawthorne Way Monument Creek 68 Hawthorne Way Monument Creek 72 Juniper Ln Monument Creek 72 Juniper Ln Monument Creek 73 Juniper Ln Monument Creek 74 Black Sulphur Pl Monument Creek 75 Juniper Creek 76 Monument Creek 77 Juniper Ln Monument Creek 78 Monument Creek 79 Juniper Ln Monument Creek 70 Lodgepole Cir 70 Lodgepole Cir 71 Juniper Creek 70 Lodgepole Cir 71 Juniper Creek 70 Lodgepole Cir 71 Juniper Creek 71 Juniper Creek 72 Juniper Ln Monument Creek 73 Lodgepole Cir 74 Juniper Creek 75 Juniper Creek 75 Juniper Ln Monument	4/10/2016	46 Aspen Way	Monument Creek	Unsightliness	1:51pm-Oven by the front door.
53 Aspen Way Monument Creek 54 Hackberry Ln Monument Creek 67 Holly Way Monument Creek 68 Hawthorne Way Monument Creek 72 Juniper Ln Monument Creek 80 Rosewood Way Monument Creek 105 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 106 Rosewood Way Monument Creek 107 Juniper Ln Monument Creek 108 Vehicle 109 Juniper Ln Monument Creek 109 Vehicle 100 Juniper Ln Monument Creek 100 Vehicle 100 Juniper Ln Monument Creek 101 Juniper Ln Monument Creek 102 Juniper Ln Monument Creek 103 Juniper Ln Monument Creek 104 Vehicle 105 Juniper Ln Monument Creek 106 Rosewood Way Monument Creek 107 Vehicle 108 Juniper Ln Monument Creek 109 Vehicle 100 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 100 Vehicle 100 Juniper Ln Monument Creek 100 Vehicle 100 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 100 Vehicle 100 Juniper Ln Monument Creek 100 Juniper Ln Juniper Monument Juniper Ln Juniper Ln	4/10/2016	47 Aspen Way	Monument Creek	Side Yard	1:51pm-Trailer parked in the side yard.
54 Hackberry Ln Monument Creek 67 Holly Way 68 Hawthorne Way Monument Creek 72 Juniper Ln Monument Creek 72 Juniper Ln Monument Creek 74 Juniper Ln Monument Creek Monument Creek Monument Creek Monument Creek Monument Creek Vehicle 105 Juniper Ln Monument Creek Vehicle 105 Juniper Ln Monument Creek Monument Creek Monument Creek Vehicle 106 Rosewood Way Monument Creek Vehicle 107 Juniper Ln Monument Creek Monument Creek Monument Creek Vehicle 108 Juniper Ln Monument Creek Monument Creek Juniphiliness 70 Lodgepole Cir Stone Ridge Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Commercial Vehicle 5 Baker Hill Pl Tamarisk Meadows Trash	4/24/2016	53 Aspen Way	Monument Creek	Vehicle	1:10pm-Snowmobile sitting on driveway.
55 Sumac Ct 67 Holly Way 68 Hawthorne Way 68 Hawthorne Way 68 Hawthorne Way 68 Monument Creek 72 Juniper Ln 80 Rosewood Way Monument Creek 105 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 106 Rosewood Way Monument Creek 107 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 100 Juniphliness 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 100 Juniphliness 100 Juniper Juniphliness 100 Juniphliness 100 Juniphliness 100 Juniper Juniphliness 100 Juniphline	4/24/2016	54 Hackberry Ln	Monument Creek	Unsightliness	1:17pm-Wood pallet laying on driveway.
67 Holly Way 68 Hawthorne Way 68 Hawthorne Way 72 Juniper Ln 80 Rosewood Way Monument Creek 105 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 105 Juniper Ln Monument Creek 106 Rosewood Way Monument Creek 106 Rosewood Way Monument Creek 107 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 108 Juniper Ln Monument Creek 109 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 100 Juniper Ln Monument Creek 101 Juniper Ln Monument Creek 102 Juniper Ln Monument Creek 103 Juniper Ln Monument Creek 104 Jensephuliness 105 Lodgepole Cir Stone Ridge S	4/24/2016	55 Sumac Ct	Monument Creek	Vehicle	
68 Hawthorne Way Monument Creek 72 Juniper Ln 80 Rosewood Way Monument Creek 105 Juniper Ln 105 Juniper Ln 105 Juniper Ln 106 Monument Creek 106 Rosewood Way Monument Creek 106 Rosewood Way Monument Creek 106 Rosewood Way Monument Creek 107 Lodgepole Cir 108 Ronderosa Cir 109 Ponderosa Cir 100 Monument Creek 100 Unsightliness 100 Lodgepole Cir 100 Stone Ridge 100 Vehicle 100 Tamarisk Meadows 100 Crestone Pl 110 Tamarisk Meadows 110 Tamarisk Meadows 110 Tamarisk Meadows 110 Tamarisk Meadows 111 Pl 111 Pl 112 Tamarisk Meadows 113 Roldfield Ci 113 Roldfield Ci 114 Ramarisk Meadows 115 Crestone Pl 115 Tamarisk Meadows 116 Crestone Pl 117 Tamarisk Meadows 118 Roldfield Ci 118 Ramarisk Meadows 119 Ramarisk Meadows 119 Ramarisk Meadows 119 Ramarisk Meadows 110 R	4/10/2016	67 Holly Way	Monument Creek	Vehicle	1:55pm-Trailer parked in the side yard.
72 Juniper Ln 80 Rosewood Way 105 Juniper Ln 106 Rosewood Way 107 Juniper Ln 108 Juniper Ln 109 Juniper Ln 100 Juniper Ln 100 Juniper Ln 100 Monument Creek 100 Vehicle 100 Monument Creek 100 Vehicle 100 Monument Creek 100 Monument C	4/24/2016	68 Hawthorne Way	Monument Creek	Vehicle	- 1
80 Rosewood Way Monument Creek Trash 105 Juniper Ln Monument Creek Vehicle 106 Rosewood Way Monument Creek Vehicle 166 Rosewood Way Monument Creek Unsightliness 591 Ponderosa Cir Monument Creek Unsightliness 70 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 533 Lodgepole Cir Tamarisk Meadows 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Unsightliness 26 Crestone Pl Tamarisk Meadows Side yard 77 Black Sulphur Pl Tamarisk Meadows Side yard 78 Goldfield Ci Tamarisk Meadows Trash 79 Crestone Pl Tamarisk Meadows Trash 70 Coddicield Ci Tamarisk Meadows Trash 70 Coddicield Ci Tamarisk Meadows Trash	4/10/2016	72 Juniper Ln	Monument Creek	Trash	2:06pm-Trash cart out.
105 Juniper Ln Monument Creek Vehicle 105 Juniper Ln Monument Creek Vehicle 166 Rosewood Way Monument Creek Trash 358 Ponderosa Cir Monument Creek Unsightliness 70 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 5 Baker Hill Pl Tamarisk Meadows Side yard 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Unsightliness 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ci Tamarisk Meadows Trash 58 Goldfield Ci Tamarisk Meadows Trash 58 Goldfield Ci Tamarisk Meadows Trash 59 Goldfield Ci Tamarisk Meadows Trash	4/10/2016	80 Rosewood Way	Monument Creek	Trash	1:58pm-Trash cart out.
105 Juniper Ln 166 Rosewood Way Monument Creek 358 Ponderosa Cir Monument Creek Trash Monument Creek Unsightliness 70 Lodgepole Cir Stone Ridge Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Vehicle Saker Hill Pl Tamarisk Meadows Commercial Vehicle Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard Tamarisk Meadows Trash Trash	4/24/2016	105 Juniper Ln	Monument Creek	Vehicle	1:31pm-5th wheel travel trailer parked on driveway. No letter sent.
166 Rosewood Way 358 Ponderosa Cir Monument Creek Unsightliness 591 Ponderosa Cir Monument Creek Unsightliness 70 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 5 Baker Hill Pl Tamarisk Meadows I6 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard Tamarisk Meadows Trash 5 Goldfield Ci Tamarisk Meadows Trash Tamarisk Meadows Trash Trash Tamarisk Meadows Trash Trash	4/10/2016	105 Juniper Ln	Monument Creek	Vehicle	2:06pm-Trailer parked at property. No letter sent.
358 Ponderosa Cir Monument Creek Unsightliness 591 Ponderosa Cir Monument Creek Unsightliness 70 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Commercial Vehicle 5 Baker Hill Pl Tamarisk Meadows Side yard 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ci Tamarisk Meadows Trash 58 Goldfield Ci Tamarisk Meadows Trash 59 Goldfield Ci Tamarisk Meadows Trash	4/24/2016	166 Rosewood Way	Monument Creek	Trash	1:22pm-Trash cart out.
591 Ponderosa Cir Monument Creek Unsightliness 70 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 5 Baker Hill Pl Tamarisk Meadows Side yard 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ci Tamarisk Meadows Trash 58 Goldfield Ci Tamarisk Meadows Trash 59 Goldfield Ci Tamarisk Meadows Trash	4/10/2016	358 Ponderosa Cir	Monument Creek	Unsightliness	2:05pm-Car ramps and other mechanical stuff next to garage.
70 Lodgepole Cir Stone Ridge Commercial Vehicle 533 Lodgepole Cir Stone Ridge Vehicle 5 Baker Hill Pl Tamarisk Meadows Side yard 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ci Tamarisk Meadows Trash 58 Goldfield Ci Tamarisk Meadows Trash 58 Goldfield Ci Tamarisk Meadows Trash	4/24/2016	591 Ponderosa Cir	Monument Creek	Unsightliness	1:34pm-Appliance sitting next to the house.
533 Lodgepole Cir Stone Ridge Vehicle 5 Baker Hill Pl Tamarisk Meadows Side yard 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ct Tamarisk Meadows Trash 58 Goldfield Ct Tamarisk Meadows Trash	4/10/2016	70 Lodgepole Cir	Stone Ridge	Commercial Vehicle	2:11pm-Covenant Towing tow truck parked on driveway.
5 Baker Hill Pl Tamarisk Meadows Side yard 16 Crestone Pl Tamarisk Meadows Trash 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ct Tamarisk Meadows Trash 58 Goldfield Ct Tamarisk Meadows Trash	4/10/2016	533 Lodgepole Cir	Stone Ridge	Vehicle	2:09pm-Boat parked on driveway. No letter sent.
16 Crestone Pl Tamarisk Meadows Unsightliness 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ct Tamarisk Meadows Trash	4/24/2016	5 Baker Hill Pl	Tamarisk Meadows	Side yard	1:01pm-Dually truck parekd in the side yard.
16 Crestone Pl Tamarisk Meadows Unsightliness 26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Cl Tamarisk Meadows Trash 58 Goldfield Cl Tamarisk Meadows Trash					12:58pm-Pump used to pump gas out of a tank in the back of a truck parked on
26 Crestone Pl Tamarisk Meadows Trash 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Cl Tamarisk Meadows Trash	4/24/2016	16 Crestone Pl	Tamarisk Meadows	Unsightliness	dnveway
47 Black Sulphur Pl Tamarisk Meadows Unsightliness 47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ct Tamarisk Meadows Trash	4/10/2016	26 Crestone Pl	Tamarisk Meadows	Trash	1:40pm-Trash cart out.
47 Black Sulphur Pl Tamarisk Meadows Side yard 58 Goldfield Ct Tamarisk Meadows Trash	4/24/2016	47 Black Sulphur Pl	Tamarisk Meadows	Unsiehtliness	1:09pm-Owner is dumping grrass clippings over the back fence. Have a picture of him actually dumping.
58 Goldfield Ct Tamarisk Meadows Trash	2107777	47 Black Sulphur Pl	Tamarick Meadows	Side vard	12-53nm-Dually truck narked in side yard
	4/10/2016	58 Goldfield Cl	Tamarisk Meadows	Trash	1.44mn-Trash cart out.
Se Goldfield Ci Tamansk Meadows Trash	4/24/2016	59 Goldfield Ci	Tamansk Meadows	Trash	1:02pm-Trash cart out.

4/10/2016	302 Mineral Springs Cir	Tamarisk Meadows	Side Yard	1:41pm-Trailer parked in the rock area.
4/24/2016	331 Mineral Springs Cir	Tamarisk Meadows	Vehicle	12:57pm-ATV for sale next to the driveway.
4/24/2016	349 Mineral Springs Cir	Tamarisk Meadows	Trash	12.56pm-Trash cart out.
4/24/2016	362 Mineral Springs Cir	Tamarisk Meadows	Trash	12:55pm-Trash cart out.
				12.55pm-Yard wasn't watered last year and is dying and rock areas are full of
4/24/2016	362 Mineral Springs Cir	Lamansk Meadows	Maintenance of Property weeds.	weeds.
4/10/2016	12 E Tamarack Cir	Tamarisk Village	Trash	1:27pm-Trash cart out.
4/10/2016	34 Cedar Cir	Tamarisk Village	Unsightliness	1:34pm-Pile of tires stacked by garage/driveway.
4/10/2016	47 E Tamarack Cir	Tamarisk Village	Unsightliness	1:27pm-Several pallets leaning agsint garage.
4/24/2016	72 E Tamarack Cir	Tamarisk Village	Vehicle	12:38pm-White cargo trialer parked on driveway. No letter sent.
4/10/2016	72 F Tamarack Cir	Tamarisk Village	Vehicle	1:28pm-Cargo trailer parked on driveway. No lette sent.
4/24/2016	95 E Tamarack Cir	Tamarisk Village	Maintenance of Property	Maintenance of Property 12.38pm-Rock area to the left of the driveway is full of weeds.
4/10/2016	114 E Bonanza Pl	Tamarisk Village	Vehicle	1:32pm-Trailer parked on driveway. No letter sent.
4/24/2016	240 E Tamarack Cir	Tamarisk Village	Vehicle	12:41pm-Boat parked on driveway. No letter sent.
4/10/2016	240 E Tamarack Cir	Tamarisk Village	Vehicle	1:29pm-Boat parked on driveway. No letter sent.
4/24/2016	240 E Tamarack Cir	Tamarisk Village	Maintenance of Vehicle	Maintenance of Vehicle 12.41pm-Truck with front end on blocks and man laying under working on it.
4/24/2016	250 E Tamarack Cir	Tamarisk Village	Vehicle	12:41pm-Trailer with 2 ATVs parked on front yard.
4/24/2016	250 E Tamarack Cir	Tamarisk Village	Vehicle	12:41pm-Boat parked on driveway. No letter sent.
4/24/2016	318 Meadow Creek Dr	The Reserve	Trash	2:06pm-Trash cart out.
4/10/2016	318 Meadow Creek Dr	The Reserve	Trash	2.35pm-Trash cart out.
4/24/2016	79 Cliff View Cir	Valley View	Vehicle	1:53pm-Cargo trailer parked in the side yard.
4/10/2016	79 Cliff View Cir	Valley View	Vehicle	2:22pm-Cargo trailer parked at property. No letter sent.
4/10/2016	112 Angelica Cir	Valley View	Unsightliness	2:18pm-Several large pots stacked next to the front door.
				2:17pm-Christmas lights displayed. Spoke to renter they will remove them
4/10/2016	159 Angelica Cir	Valley View	Unsightliness	today. Will check back. No letter sent.
4/24/2016	172 Cliff View Cir	Valley View	Vehicle	1.54pm-Cargo trailer parked at property.
4/10/2016	240 Cliff View Cir	Valley View	Unsightliness	2.21pm-Christmas lights displayed.
4/10/2016	32 Green Mesa Pl	Willow Creek	Unsightliness	2.27pm-Truck topper on blocks in the rocks.
4/10/2016	37 Green Mesa Pl	Willow Creek	Vehicle	2.26pm-Trailer with snowmobiles parked at property. No letter sent.
31000117	148 Willow Creek Tel	Willow Crosk	Vehicle	2.29nm-Tractor w/loader on driveway. They are landscaning. No letter sent.
4/10/2016	181 Willow Creek Tri	Willow Creek	Vehicle	2.28nm-Camner on the driveway. No letter sent.
4/24/2016	286 Willow Creek Trl	Willow Creek	Vehicle	1.57pm-5th wheel attached to truck parked at property. No letter sent.

Report Period:

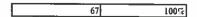
April 2016

Violations VTD	225
Violations This Mo.	67

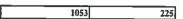
	Monthly Violations By Village	% of Total Violations
Battlement Creek	7	10%
Other	0	0%
Canyon View	3	4%
Eagles Point	0	970
Fairway Villas	I	1%
Mesa Ridge	0	970
Monument Creek	17	25%
Reserve	2	3%
Stone Ridge	2	3%
Tam Meadows	12	18%
Tam Village	12	18%
Valley View	. 6	9%
Willow Creek		750

67	100%

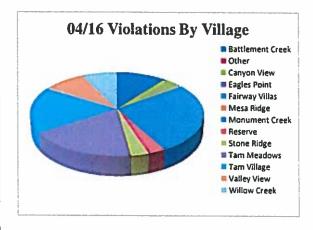
	Monthly Violations By Type	% of Total Violations
Arch. Approval	0	0%
Side Yard	4	6%
Maintenance	2	3%
Lot Maintenance	0	0%
Pets	0	0%
Parking	0	370
Play Equipment	0	0%
Trash	14	21%
Unsightliness	14	21%
Vehicle	32	48%
Signs	I	1%

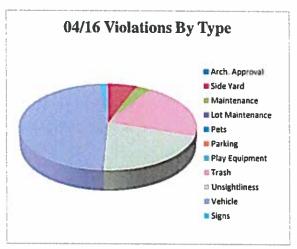


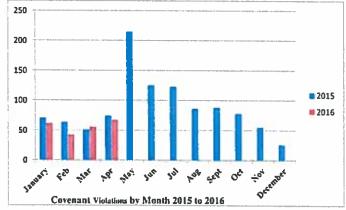
	2015	2016
January	70	61
Feb	63	42
Mar	51	55
Apr	74	67
May	214	
Jun	125	
Jul	123	
Aug	86	
Sept	88	
Oct	78	
Nov	55	
December	26	



Covenant Protection Violation Report Report Prepared By: Keith Lammey Apr-16







Amie Martin

From: Charles Hall <cdhall149@gmail.com>
Sent: Thursday, May 12, 2016 4:04 PM

To: Amie Martin

Cc: Brad Hoy; Lynn Shore; Don Mumma; Frances Rose; Chuck Hall

Subject: Oil and Gas report

Attachments: Caerus - Gravel Haul - Una Gravel Pit to 17L-794.pdf

The following activities are planned for the Battlement Mesa area:

Ursa Operating will beginning operations again in the general area and wanted to communicate our plan as follows;

May 23 – Sept. 2016; Beginning completion operations on the Monument Ridge B Pad just east of East Battlement Parkway.

June 7 – Sept. 2016; Drilling 17 wells on the Tompkins Pad off of County Road 309.

June 7 – Sept. 2016; Construction of pipeline running from Tompkins Pad to the Monument Ridge B Pad.

We are in the process of updating our sound monitoring program to verify noise levels where Pads are in close proximity to homes.

Recently and in the near future, we have been and are proud to sponsor;

Parachute Battlement Mesa Trail benefit on April 2ndGarfield County Energy Symposium on April 20th & 21stUrsa's semi-annual I-70 Parachute Adopt-a-Highway cleanup on Earth Day, April 22ndParachute Trash Pickup and Community Picnic on May 20thParachute Kiwanis Golf Tournament on May 21st.

Caerus contractors will be hauling gravel from the Una Gravel Pit to the 17L-794 pad location on 5/13 and 5/16. The designated route is depicted on the attached map. They will be utilizing Battlement Parkway and County Road 301. Please contact Jake Janicek at 970-778-2314 with any questions or concerns.



BMSA Board of Directors Meeting May 17, 2016 Associated Governments of Northwest Colorado Committee Update

Last Meeting: April 27, 2016 Attended by: Unable to attend

Overview:

The AGNC last met in Palisade, Colorado on Wednesday, April 27, 2016. The meeting, which was well attended, was delayed a week in order to avoid a conflict with the Energy Symposium. The meetings featured speakers included J T Romatzke, Colorado Parks & Wildlife who provided an update on the Camco Shooting Range, David Ludlam, WSCOGA who spoke about Energy in Western Colorado: the Untold Stories and John Stulp, Special Policy Advisor to the Governor for Water and IBCC Chairman who provided an update on the Colorado Water Plan. I was not able to attend due to a conflict with other business.

The next meeting will be held on May 18, 2016 in Craig. The agenda for the May 18th meeting includes a presentation by Drew Kramer, Senior External Affairs Advisor, who will provide an update on Tri-State Generation. A meeting agenda is attached.

During the past month the AGNC has been extremely active regarding legislative issues; however, that will change now that the State Legislative session has ended.

Respectively Submitted by:

Keith Lammey, BMSA Representative Associated Governments of Northwest Colorado



AGENDA

AGNC BOARD OF DIRECTORS & MEMBER MEETING May 18, 2016

9:00 am - 1:30 pm

Colorado Northwestern Community College, 2801 West 9th Street, Craig, CO

9:00 A.M 1. Call to order and introductions – Jeff Eskelson, Chairman:

Pledge of allegiance Approval of minutes

- 2. Financial report Cari Hermacinski, Treasurer
- 3. Project and Committee Reports:

Dinosaur Welcome Center - Cheryl McDonald Area Agency on Aging - Dave Norman Government Relations - Dianna and Ted Orf

10:00-10:45 <u>Tri-State Generation Update - Drew Kramer - Senior External Affairs</u>
Advisor

10:45-12:00 AGNC Member & Government Representative Update Roundtable

12:00-12:30 Lunch

12:30-1:15 4. Bonnie Petersen Administrative Update

1:15 -1:30 5. New Business:

Next Meeting is on June 22, 2016, 1605 Lincoln Avenue, Steamboat Springs, CO

6. Adjournment

WiFi - CNCCStudent; Password - "there is no password"



Manager Report

Date:

May 17, 2016

To:

Board of Directors, Battlement Mesa Service Association

From:

Steve Rippy, Association Manager

<u>Fence Maintenance</u>: Fence pickets replaced during the past several months in the areas that were stained last year have now been stained to match the existing fences. Replacement of broken or missing pickets has been on-going and recently we completed repairs in the two parks in the Tamarisk and Saddleback village areas. Year to date we have replaced in excess of 200 pickets.

Right-of-Way Mowing: The first mowing of street right-of-ways has been completed.

Open Space Mowing: The first mowing of the open space areas is scheduled to begin this week

Maintenance - Battlement Mesa Company: Per directions at the April 19, 2016 BMSA, Board of Directors, meeting I met with BMC President, Eric Schmela, to discuss maintenance concerns at the BMC Service Center and Saddleback Village rental units. Efforts to address the concerns have moved forward with BMC staff working on the maintenance items discussed at the meeting. Mr. Schmela and I will continue to meet and review progress toward the desired goals.

<u>BMSA Reserve Activity Report</u>: I have attached a summary report on the capital project activities of the BMSA during the past five years to assist the Board of Directors in understanding the BMSA's current financial position. The summary will reflect a significant amount of capital investment during that time frame while still maintaining a healthy reserve balance.

<u>Pet /Waste Stations</u>: As requested three pet/waste stations have been installed in the park and green belt areas in the Tamarisk Meadows area.

<u>Battlement Mesa Waterfall</u>: The two 10 HP pumps for the community waterfall quit operating and have been removed for repairs. The pumps were taken to Monroe Pump in Grand Junction for assessment as to whether they should be rebuilt or replaced. I am waiting for an assessment as to whether the pumps can be repaired as well as associated costs to compare with replacing with new pumps.



Battlement Mesa Service Association

Capital Acquisitions / Improvements / Repairs: 2011-2015

Library Trail	Concrete Trail Constructed to Connect to Town of Parachute / 0.25 Miles	\$ 117,600
BMSA Trails	2" Asphalt Overlay of Existing Trails / 5.2 Miles	\$ 367,500
Parkway Medians	Median Landscape Improvements / Trees, Shrubs, Irrigation, Decorative Stone	\$ 67,500
LED Light Units	Installation of LED Units in Existing Streetlight Fixtures / 490 Lights	\$ 202,900
Common Areas	Planting of New Trees in BMSA Common Areas / 64 Trees	\$ 21,000
Fence Rehabilitation	Repair, Power Wash & Staining of 6' Cedar Fencing / 1.9 Miles	\$ 22,500
Bike Rack	Bike Rack & Concrete Pad Installed in Common Area along Monument Trail	\$ 1,800
Pet/Trash Stations	Pet Waste & Trash Receptable Stations Installed in Common Areas (3)	\$ 1,200
Spencer Trail	Gravel soft trail constructed along Spencer Parkway / 1.0 Mile	\$ 26,500
Turkey Trail Park	Acquisition of Property / 2.6 Acres – 8935 C.R. 300	\$ 46,100
Turkey Trail Park	Building Demolition, Engineering, Site Grading, Seeding, Irrigation System, Park Design	\$ 31,300
		\$ 905,900

\$ 862,500	\$ 832,100
Total BMSA Reserve Funds	Total BMSA Reserve Funds
01/01/2011	03/31/2016