

Approved 06/21/16

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

Present:	Sara McCurdy Bob Arrington John Shepherd Eric Schmela Denise Gallegos Laurel Koning Ken Wyman John Johnson Joel Toomey Alta Risk Eric Short	President, First Eagle's Point Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners 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
Absent:	George Smith John Keller Brad Hoy	Director, Fairway Villas Director, The Reserve Director, Valley View Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Chris Wyman Dave Devanney Kirby Wynn Bill Nelson	Doug Saxton Bill deWinter Chuck Hall

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.

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 FINANCIAL 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.

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.

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.

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 reflect 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

Report Date: April 2016			Description of Violation		
Date	House No	Street	Village	Type	Description of Violation
4/24/2016	134	Boulder Ridge Dr	Battlement Creek	Vehicle	2:12pm-Chev truck with trailer parked on street. No letter sent.
4/26/2016	192	Roan Creek Dr	Battlement Creek	Unsignhtiliness	Trash was not secured and trash was blown around.
4/24/2016	217	Boulder Ridge Dr	Battlement Creek	Vehicle	2:13pm-Trailer parked on driveway. No letter sent.
4/10/2016	217	Boulder Ridge Dr	Battlement Creek	Vehicle	2:40pm-Trailer parked on driveway. No letter sent.
4/24/2016	401	Battlement Creek Trl	Battlement Creek	Vehicle	2:11pm-Small trailer parked on driveway. No letter sent.
4/10/2016	401	Battlement Creek Trl	Battlement Creek	Vehicle	2:39pm-Trailer parked on driveway. No letter sent.
4/10/2016	445	Meadow Creek Dr	Battlement Creek	Trash	2:40pm-Trash cart out.
4/24/2016	21	Bryan Loop	Canyon View	Vehicle	1:52pm-Flat bed trailer on driveway. No letter sent.
4/24/2016	24	Larkspur Pl	Canyon View	Illegal Sign	1:43pm-For sale sign displayed far away from house. Needs to be moved closer to the house.
4/10/2016	206	Limberpine Cir	Canyon View	Trash	2:13pm-Trash cart out.
4/24/2016	87	Hogan Cir	Fairways	Unsignhtiliness	Oil stain on driveway.
4/24/2016	16	Pinyon Pl	Monument Creek	Vehicle	1:32pm-ATV parked on driveway.
4/24/2016	24	Lupine Ln	Monument Creek	Vehicle	1:24pm-Small flatbed trailer parked on driveway. No letter sent.
4/10/2016	31	Cactus Ct	Monument Creek	Trash	1:57pm-Trash cart out.
4/10/2016	46	Aspen Way	Monument Creek	Unsignhtiliness	1:51pm-Oven by the front door.
4/10/2016	47	Aspen Way	Monument Creek	Side Yard	1:51pm-Trailer parked in the side yard.
4/24/2016	53	Aspen Way	Monument Creek	Vehicle	1:10pm-Snowmobile sitting on driveway.
4/24/2016	54	Hackberry Ln	Monument Creek	Unsignhtiliness	1:17pm-Wood pallet laying on driveway.
4/24/2016	55	Sumac Ct	Monument Creek	Vehicle	1:25pm-Travel trailer parked on driveway. No letter sent.
4/10/2016	67	Holly Way	Monument Creek	Vehicle	1:55pm-Trailer parked in the side yard.
4/24/2016	68	Hawthorne Way	Monument Creek	Vehicle	1:30pm-Flatbe trailer parked on driveway. No letter sent.
4/10/2016	72	Juniper Ln	Monument Creek	Trash	2:06pm-Trash cart out.
4/10/2016	80	Rosewood Way	Monument Creek	Trash	1:58pm-Trash cart out.
4/24/2016	105	Juniper Ln	Monument Creek	Vehicle	1:31pm-5th wheel travel trailer parked on driveway. No letter sent.
4/10/2016	105	Juniper Ln	Monument Creek	Vehicle	2:06pm-Trailer parked at property. No letter sent.
4/24/2016	166	Rosewood Way	Monument Creek	Trash	1:22pm-Trash cart out.
4/10/2016	358	Ponderosa Cir	Monument Creek	Unsignhtiliness	2:05pm-Car ramps and other mechanical stuff next to garage.
4/24/2016	591	Ponderosa Cir	Monument Creek	Unsignhtiliness	1:34pm-Appliance sitting next to the house.
4/10/2016	70	Lodgepole Cir	Stone Ridge	Commercial Vehicle	2:11pm-Covenant Towing tow truck parked on driveway.
4/10/2016	533	Lodgepole Cir	Stone Ridge	Vehicle	2:09pm-Boat parked on driveway. No letter sent.
4/24/2016	5	Baker Hill Pl	Tamarisk Meadows	Side yard	1:01pm-Dually truck parked in the side yard.
4/24/2016	16	Crestone Pl	Tamarisk Meadows	Unsignhtiliness	12:58pm-Pump used to pump gas out of a tank in the back of a truck parked on driveway.
4/10/2016	26	Crestone Pl	Tamarisk Meadows	Trash	1:40pm-Trash cart out.
4/24/2016	47	Black Sulphur Pl	Tamarisk Meadows	Unsignhtiliness	1:09pm-Owner is dumping grass clippings over the back fence. Have a picture of him actually dumping.
4/24/2016	47	Black Sulphur Pl	Tamarisk Meadows	Side yard	12:53pm-Dually truck parked in side yard.
4/10/2016	58	Goldfield Ct	Tamarisk Meadows	Trash	1:44pm-Trash cart out.
4/24/2016	59	Goldfield Ct	Tamarisk Meadows	Trash	1:02pm-Trash cart out.

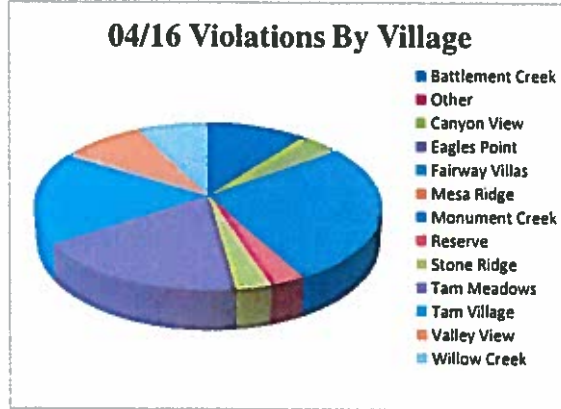
4/10/2016	302 Mineral Springs Cir	Tamarisk Meadows	Side Yard	1:41pm-Trailer parked in the rock area.
4/24/2016	331 Mineral Springs Cir	Tamarisk Meadows	Vehicle	12:57pm-ATV for sale next to the driveway.
4/24/2016	349 Mineral Springs Cir	Tamarisk Meadows	Trash	12:56pm-Trash cart out.
4/24/2016	362 Mineral Springs Cir	Tamarisk Meadows	Trash	12:55pm-Trash cart out.
4/24/2016	362 Mineral Springs Cir	Tamarisk Meadows	Maintenance of Property	12:55pm-Yard wasn't watered last year and is dying and rock areas are full of weeds.
4/10/2016	12 E Tamarack Cir	Tamarisk Village	Trash	1:27pm-Trash cart out.
4/10/2016	34 Cedar Cir	Tamarisk Village	Unsignhliness	1:34pm-Pile of tires stacked by garage/driveway.
4/10/2016	47 E Tamarack Cir	Tamarisk Village	Unsignhliness	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 letter sent.
4/24/2016	95 E Tamarack Cir	Tamarisk Village	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	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	Unsignhliness	2:18pm-Several large pots stacked next to the front door.
4/10/2016	159 Angelica Cir	Valley View	Unsignhliness	2:17pm-Christmas lights displayed. Spoke to renter they will remove them 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	Unsignhliness	2:21pm-Christmas lights displayed.
4/10/2016	32 Green Mesa Pl	Willow Creek	Unsignhliness	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.
4/10/2016	148 Willow Creek Trl	Willow Creek	Vehicle	2:29pm-Tractor w/loader on driveway. They are landscaping. No letter sent.
4/10/2016	181 Willow Creek Trl	Willow Creek	Vehicle	2:28pm-Camper on the driveway. No letter sent.
4/24/2016	286 Willow Creek Thl	Willow Creek	Vehicle	1:57pm-5th wheel attached to truck parked at property. No letter sent.

Report Period: April 2016

Violations YTD 225
Violations This Mo. 67

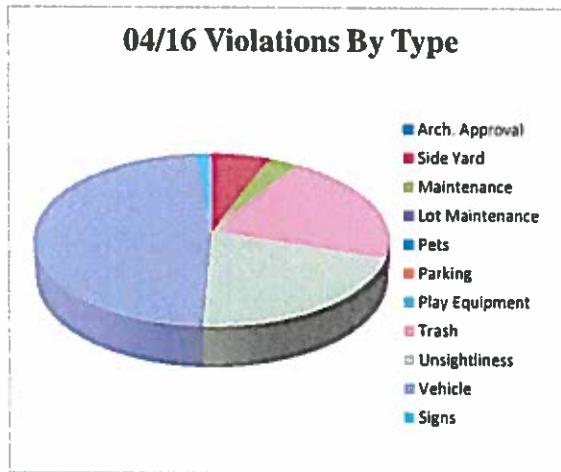
Covenant Protection Violation Report
Report Prepared By: Keith Lamney
Apr-16

	Monthly Violations By Village	% of Total Violations
Battlement Creek	7	10%
Other	0	0%
Canyon View	3	4%
Eagles Point	0	0%
Fairway Villas	1	1%
Mesa Ridge	0	0%
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	5	7%



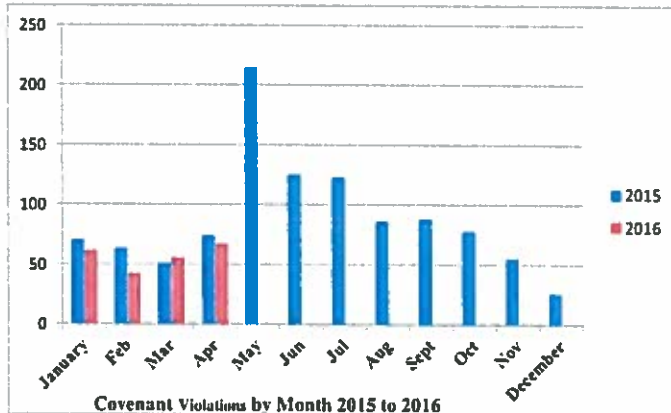
67	100%
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	Monthly Violations By Type	% of Total Violations
Arch. Approval	0	0%
Side Yard	4	6%
Maintenance	2	3%
Lot Maintenance	0	0%
Pets	0	0%
Parking	0	0%
Play Equipment	0	0%
Trash	14	21%
Unsignliness	14	21%
Vehicle	32	48%
Signs	1	1%



67	100%
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	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	



1053	225
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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.

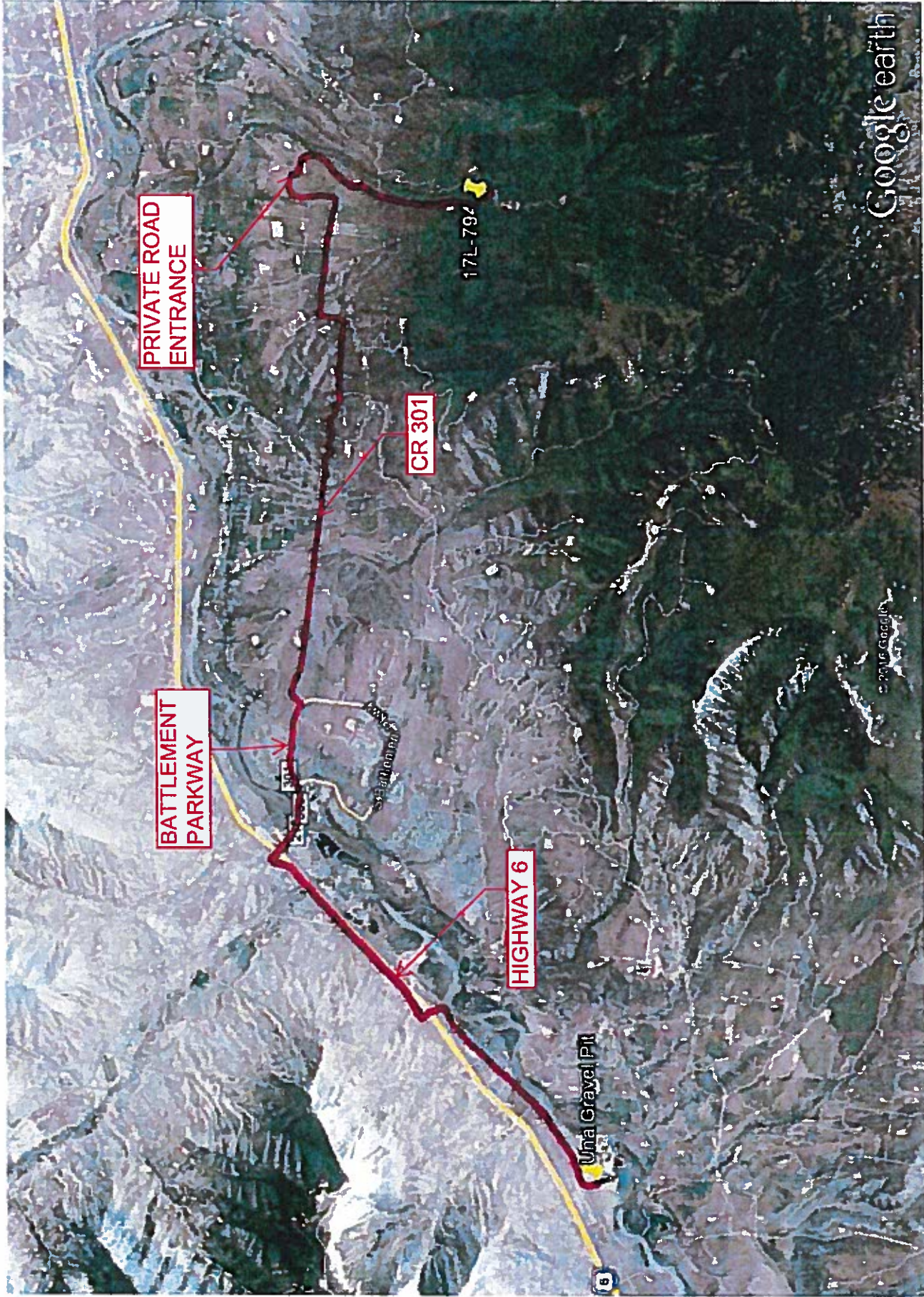
June 7 – Sept. 2016; Construction of pipeline running from Tompkins Pad to the Monument Ridge B Pad.

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 2nd Garfield County Energy Symposium on April 20th & 21st Ursa's semi-annual I-70 Parachute Adopt-a-Highway cleanup on Earth Day, April 22nd Parachute Trash Pickup and Community Picnic on May 20th Parachute 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](tel: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 Cameco 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**

The Colorado Dream

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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** **Tri-State Generation Update – Drew Kramer – Senior External Affairs 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

Fence Maintenance: 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.

BMSA Reserve Activity Report: 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.

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

Battlement Mesa Waterfall: 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.

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

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 Receptacle 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

01/01/2011 Total BMSA Reserve Funds \$ 862,500

03/31/2016 Total BMSA Reserve Funds \$ 832,100