



Approved 02/16/16

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

Present:	Sara McCurdy Bob Arrington John Shepherd Denise Gallegos Ken Wyman John Johnson Joel Toomey John Keller Brad Hoy	President, First Eagle's Point Vice President, Willow Creek Village Sec/Treasurer, Canyon View Village Declarant, Battlement Mesa Partners Director, Mesa Ridge Townhomes Director, Monument Creek Village Director, Stone Ridge Village Director, The Reserve Director, Valley View Village
Absent:	Eric Schmela Laurel Koning George Smith Eric Short	Declarant, Battlement Mesa Partners Director, Battlement Creek Village Director, Fairway Villas Director, Tamarisk Village
Also Present:	Steve Rippy Amie Martin	Association Manager Administrative Assistant
Community Members Present:	Doug Saxton Necole Duncan Chuck Hall Kirby Wynn Mary Haygood	Bruce Knuth Keith Sheppelman Garry Evenson Jay Haygood

**OWNERS OPEN FORUM**

Doug Saxton talked about the approval process for the State for the URSA drilling and pipeline plan. Mr. Saxton stated that the Battlement Concerned Citizens successfully negotiated to have 26 conditions for drilling and 20 conditions for the pipeline added to the special use permit approved by Garfield County. Mr. Saxton is renewing his request that the BMSA ask our Local Government Designee to ask the COGCC to hold a hearing regarding the URSA drilling and pipeline plan and that hearing be held in Battlement Mesa. The request needs to be received during the open comment time of the process. The previous letter from the BMSA was sent prematurely.

Jay Haygood asked what the BMSA is going to do with the \$1,000,000 when it is received from URSA.

Director McCurdy stated that BMSA has not received any money at this time and there is no plan as to what the money would be used for.

Mr. Haygood stated that since it should be used for mitigation of industrial impacts, BMSA should install central air systems in homes that are within 150 feet of Stone Quarry Road

Director McCurdy stated that once money is received, BMSA will need to hold a meeting to discuss what the funds will be used for.

Bruce Knuth stated that he is not in favor of giving \$125,000 of the URSA money to Parachute/Battlement Mesa Park & Recreation District for the new park that is being built in Battlement Mesa. The park should be built by the developer since they will received the most benefit from it.

**CALL TO ORDER**

Director McCurdy called the meeting to order at 6:22 pm.

Page 1 of 3

*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

#### **ECONOMIC DEVELOPMENT PRESENTATION**

The committee cancelled.

#### **KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON**

Kirby Wynn stated that his job is deal with issues effecting residents from the oil & gas development. Mr. Wynn stated that the Garfield County Commissioners are willing to come to Battlement Mesa at any time to discuss issues effecting residents. Mr. Wynn stated that URSA has sent their applications to the COGCC for approval. The open comment period began on January 6, 2016 and ends on February 16, 2016. If BMSA is going to request a hearing it needs to be submitted online by February 15, 2016. Mr. Wynn explained that the threshold to be granted a hearing is very high. The request needs to outline specific reasons for the hearing, the hearing will probably not be granted if it is just being requested for residents to be heard. Mr. Wynn stated that the Garfield County Commissioners did file a request today asking for the Colorado Department of Public Health be involved so they can monitor the health, safety and welfare of Battlement Mesa.

#### **DISCLOSURE OF CONFLICT**

Director Hoy disclosed that his company, Mountain Lawn, is under contract with the BMSA to provide weed management services.

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

Director Shepherd arrived at the meeting at 6:37 pm.

#### **APPROVAL OF MINUTES**

A motion was made by Director Keller and seconded by Director Toomey to approve the December 14, 2015 minutes as presented. The motion carried unanimously.

Director Arrington stated that there is an error on the minutes under EAB report. The website is not the EAB's website but Colorado Health and Information Response System.

A motion was made by Director Keller and seconded by Director Shepherd to approve the modification above. The motion carried unanimously.

#### **APPROVAL OF FINACIAL REPORT**

A motion was made by Director Arrington and seconded by Director Keller to approve the December 2015 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.

Director Wyman asked if there is anyway the trucks on the four corners road could put their chains on and take them off at a different location.

Chuck Hall stated that he would check into it and get back to Director Wyman.

Garry Evenson asked if there were any openings on the oil & gas committee.

Director McCurdy stated that there is one opening that can only be filled by a BMSA Board of Director.

**Parks/Open Space/Trails Committee:** No report.

**Planning Committee:** No meeting/report.

**Public & Community Relations Committee:** No report.

**Public Works Committee:** No meeting/report.

**Associated Governments of Northwest Colorado:** See attached report.

**Energy Advisory Board:** No meeting/report.

#### **MANAGER REPORT**

See attached report.

#### **DEVELOPER REPORT**

Declarant Gallegos reported that BMC is working on the Winterfest festivities that will be held on January 30, 2016 at the golf course from 4:00 to 7:00 pm.

Director Gallegos reported that Parachute/Battlement Mesa Park & Recreation District did close on the donation of the golf course and the Grand Valley Recreation Center on December 31, 2015.

#### **NEW BUSINESS**

##### **Renewal of Legal Services Contract with Hindman Sanchez**

A motion was made by Director Keller and seconded by Director Shepherd to approve the contract renewal for legal services with Hindman Sanchez. The motion carried unanimously.

##### **Daycare at 369 Mineral Springs Circle**

A motion was made by Director Gallegos and seconded by Director Hoy to approve the daycare at 369 Mineral Springs Circle pending license and insurance approval. The motion carried unanimously.

##### **Annual Meeting of the Community**

The Board of Directors set the annual meeting of the community for Tuesday, April 12, 2016 at 6:30pm at the Grand Valley Recreation Center.

##### **2015 Amended Budget**

A motion was made by Director Shepherd and seconded by Director Keller to approve the 2015 Amended Budget as presented. The motion carried unanimously.

#### **OLD BUSINESS**

None

#### **OTHER BUSINESS**

None

#### **ADJOURNMENT**

The meeting was adjourned at 7:32 pm.

# BMSA Financial Committee

## January 19, 2016 Report on Financial Documents

### For December 2015

#### Operating Accounts

This report is for the twelfth and the final month of our financial year. The bottom line for December 2015 continues positive. Copies of the December 2015 financial documents have been submitted to the Financial Committee and copies have been included in your packets. These have been reviewed and we find them in a complete and accurate but of course subject to audit.

On the income side, the results continue to be very positive much like the last few months. As noted in the past, Miscellaneous Revenues continue to be much higher than budget (\$31,321). These continue to reflect rebates from Holy Cross and other miscellaneous items. Fines and Attorney fees and Late Fees are somewhat under budget; the Comcast Franchise Fees continue to drop reflecting the switch from cable to satellite TV. Both Common and Developer Assessments are higher than budgeted amounts. Also, the transfer from the Operating Fund to the Reserve Funds had not been made at year end close. This results in a higher than budget amount in the Operating Fund and lower than budget in the Reserve funds.

On the expense side, the actuals are lower than budgeted amounts (\$16,563) with the Street Light Electricity, Legal Services, Trail Maintenance, and others under budgeted amounts.

Again the Street Light Electricity reflects the change out to LEDs, some \$19,874 under budget. This was a good decision.

Those accounts exceeding budget by significant amounts are Community Relations (The Annual Meeting expense), Bank Charges, and Utility Locates (again a reminder that the Association is now legally responsible for all Utility Locates) and most Maintenance Accounts. The 2016 Revised Budget will reflect this. In spite of these items, the bottom line is very positive by some \$69,466.

On the Balance Sheet, the Accounts Receivable are a little high due to the Developer not paying their December assessment until January 4, 2016. That amount if paid by December 31, 2015 would have decreased the A/R to \$83,577.05.

All in all, it was a good year!

#### Reserve Accounts

We also reviewed the Reserve Accounts invested with Edward Jones. They continue to earn small amounts but are consistent with the State Laws requiring investing in secure accounts. Some limited amount of funds has been used for approved projects.

The audit by our CPA is scheduled to start the week of Feb. 8, 2016.

Report Period: December 2015

Covenant Protection Violation Report

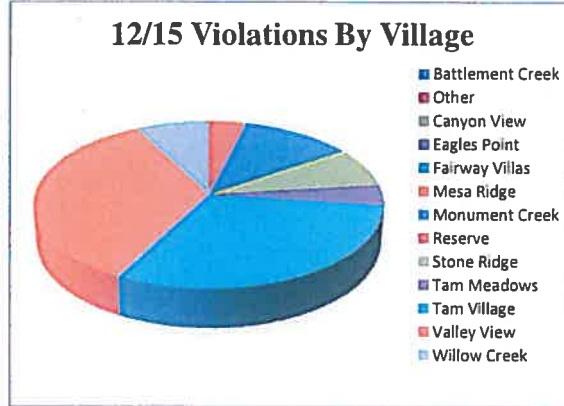
Report Prepared By: Keith Lamme

Dec-15

Violations YTD 1053

Violations This Mo. 26

	Monthly Violations By Village	% of Total Violations
Battlement Creek	0	0%
Other	0	0%
Canyon View	0	0%
Eagles Point	0	0%
Fairway Villas	0	0%
Mesa Ridge	1	4%
Monument Creek	3	12%
Reserve	0	0%
Stone Ridge	2	8%
Tam Meadows	1	4%
Tam Village	8	31%
Valley View	9	35%
Willow Creek	2	8%



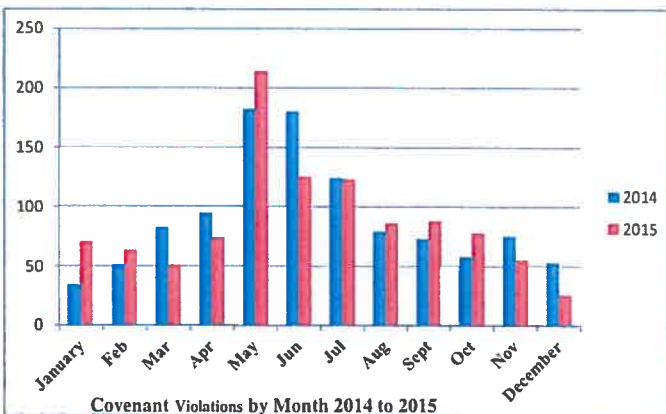
26	100%
----	------

	Monthly Violations By Type	% of Total Violations
Arch. Approval	0	0%
Side Yard	0	0%
Maintenance	0	0%
Lot Maintenance	0	0%
Pets	1	4%
Parking	0	0%
Play Equipment	0	0%
Trash	8	31%
Unsignliness	8	31%
Vehicle	9	35%
Signs	0	0%



26	100%
----	------

	2014	2015
January	34	70
Feb	51	63
Mar	82	51
Apr	94	74
May	182	214
Jun	180	125
Jul	124	123
Aug	79	86
Sept	73	88
Oct	58	78
Nov	75	55
December	53	26



1085	1053
------	------

Report Date: 12/31/2015		Report Prepared by: Keith Lamme			
Date	House No	Street	Village	Type	Description of Violation
12/17/2015		Mesa Ridge East Entr	Mesa Ridge	Unsignhtliness	3:59pm-Large pile of salt/sand mix at east entrance to Mesa Ridge covered with large blue tarp with 2 or 3 5 gallon buckets on it to hold the tarp down. No Letter Sent; Association Manager to discuss with Delegate.
12/17/2015	68	Columbine Ln	Monument Creek	Unsignhtliness	3:03pm-Ladder leaning against the house.
12/17/2015	471	Ponderosa Cir	Monument Creek	Unsignhtliness	3:11pm-Camper shell on the side of the house.
12/17/2015	166	Rosewood Way	Monument Creek	Oversized Vehicle	3:05pm-Oversized truck at property.
12/11/2015	188	Lodgepole Cir	Stone Ridge	Unsignhtliness	Table, propane tank, wire fence, trash cans sitting on driveway.
12/11/2015	311	Lodgepole Cir	Stone Ridge	Pets	Two pitbull type dogs running at large.
12/17/2015	63	Mineral Springs Cir	Tamarisk Meadows	Trash	2:56pm-Trash cart out.
12/17/2015	111	Cedar Cir	Tamarisk Village	Trash	12:37pm-Trash cart out.
12/17/2015	12	E Tamarack Cir	Tamarisk Village	Trash	12:31pm-Trash cart out.
12/17/2015	108	E Tamarack Cir	Tamarisk Village	Trash	12:30pm-Trash cart out.
12/17/2015	216	E Tamarack Cir	Tamarisk Village	Unsignhtliness	12:27pm-Mattress leaning against garage and pallet laying on the edge of the property.
12/17/2015	274	E Tamarack Cir	Tamarisk Village	Trash	12:26pm-Trash cart out.
12/17/2015	22	W Bonanza Pl	Tamarisk Village	Trash	12:35pm-Trash cart out.
12/17/2015	84	W Tamarack Cir	Tamarisk Village	Trash	12:32pm-Trash cart out.
12/17/2015	110	W Tamarack Cir	Tamarisk Village	Trash	12:33pm-Trash cart out.
12/9/2015	14	Angelica Circle	Valley View	Unsignhtliness	Oil on driveway from owners vehicle.
12/21/2015	14	Angelica Circle	Valley View	Unsignhtliness	Oil on driveway from owners vehicle, 2nd Notice Ticket.
12/17/2015	18	Angelica Circle	Valley View	Vehicle	No parking tag displayed, parking in No Parking area.
12/17/2015	89	Angelica Circle	Valley View	Vehicle	No parking tag displayed.
12/9/2015	159	Angelica Circle	Valley View	Vehicle	Parking in No Parking area.
12/9/2015	0	Bryan Loop	Valley View	Vehicle	No parking tag displayed.
12/9/2015	0	Cliff View Court	Valley View	Vehicle	No parking tag displayed on vehicle parked in cul-de-sac.
12/29/2015	18	Cliff View Court	Valley View	Vehicle	Parking in No Parking area.
12/21/2015	16	Jessica Circle	Valley View	Vehicle	No parking tag displayed
12/17/2015	41	Green Mesa Pl	Willow Creek	Unsignhtliness	3:26pm-Trailer with stuff piled on it in the gravel to the right of the driveway.
12/17/2015	233	Willow Creek Trl	Willow Creek	Vehicle	3:27pm-Large cargo trailer parked on street.

## Amie Martin

---

**From:** Charles Hall <cdhall149@gmail.com>  
**Sent:** Thursday, January 14, 2016 11:45 AM  
**To:** Amie Martin  
**Subject:** Re: BMSA Board Meeting 01.19.16  
**Attachments:** image001.gif; image004.jpg; BMC-D Pad Full COGCC Application Packet-lowres (1).pdf; BMC-B Pad.pdf

Amie, I did not have a committee meeting this month. I have attached information that I have received regarding the Form 2A's and the Form 2's related to the URSA submission to the COGCC.

Kirby Wynn has provided me the information provided by the COGCC:

- The public comment period for Ursa's COGCC applications for the BMC-B and BMC-D well pads and associated wells inside the PUD is now open. The attached files describe how to locate and view the application materials and comment on the Location (Form 2A) permits. Be advised comment period for the public and LGDs (me for example) will close February 16<sup>th</sup>. Based on experience you will want to add any comments by midnight February 15<sup>th</sup>.
- When you look over the applications you may notice COGCC has documented that I have already requested and received the automatic comment period extension that has extended the comment deadline from Jan 26<sup>th</sup> to Feb 16<sup>th</sup>
- Additionally, below I have pasted the direct web link information for the two Form 2A's (BMC B and BMC D pads). You might find that useful to quickly get access to view and download the permit applications and all attachments. Clicking on the little icon right below the heading "Doc" should pop up a window showing links to their application and attachments for each pad. PLEASE NOTE, viewing the documents via the below web links, while handy, does not provide access to provide public comment. Use the attached instructional documents to follow a path that includes posting public comment on the applications.
- You may also review and comment on the individual well permit applications (Form 2) although approval/denial of the Form 2A controls whether individual well permits will be granted (Can't have a well without a previously approved well pad). Use the same attached instructions, but instead of doing a search of Form 2A's search for the Form 2's instead. Here is the web link that provides the most direct access to search for permit applications Form 2 or 2A <http://cogcc.state.co.us/permits.html#/permits>
- Lastly, at the request of our county commissioners I will start attending the BMSA meetings beginning this month. Steve could I be added to your meeting agenda distribution list and also could I have a brief slot on the agenda this month to speak to my O&G liaison role with the county and to update BMSA on the COGCC application process (and offer assistance to BMSA and your residents regarding oil and gas topics.

Message

Doc Num

Operator Name - Number

Received Operator Contact

W



**BMSA Board of Directors Meeting  
January 19, 2016  
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: November 18, 2015  
Attended by: Unable to attend**

**Overview:**

The AGNC last met in Meeker, Colorado on November 18, 2015. The AGNC is not scheduled to meet in December or January thus the next AGNC meeting will be held February 17, 2016. The February meeting will be in Grand Junction.

Although the AGNC will not hold a formal meeting in January, they met with Dr. Larry Wolk, Executive Director of Colorado Public Health and Environment on January 15, 2016. The meeting was held in Rifle at the Sheriff's Annex, 106 County Road 333-A.

In addition, since the Colorado State Legislature is back in session, the AGNC will begin weekly conference calls with its legislative team where all bills of interest to the AGNC will be discussed. The first conference call is scheduled for January 21, 2016.

Respectively Submitted by:

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

---

*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](mailto:BMSA@BattlementMesaColorado.com) WEB: [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)



## Manager Report

Date: January 19, 2016  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippey, Association Manager

**Delegate Elections:** Main-in elections were held in Monument Creek Village and Tamarisk Village this past week and sufficient ballots were cast to establish the necessary quorum requirements. John Johnson was elected as the new delegate in Monument Creek Village and Eric Short was re-elected as the delegate in Tamarisk Village. Each delegate was elected to a three year term. The Management office is moving forward with a mail-in election for Tamarisk Meadows and hope to have a delegate elected in time for the February meeting.

**Battlement Mesa / Parachute Trails Group:** I have been participating with a recently formed group made up of local residents and organization members to expand and enhance the trail systems in the Battlement Mesa and Parachute area. The group has been organized by Mary Lee Mohrlang as part of an economic development strategy as well as a means to provide an improved and valuable amenity for local residents.

The group is in the very early stages and is still working to define the parameters of the tasks they will need to accomplish. Their initial plan is to create an inventory of existing trails as well as work on a master plan for future trails and trail extensions utilizing the work previously done by the BMSA, Trails Committee, in Battlement Mesa. It is there hope to gain support from the BMSA, Town of Parachute, Parachute/Battlement Mesa Parks & Recreation District, Grand Valley Fire Protection District, School District 16 and local businesses and organizations to assist them as they move forward.

**Recycle Dumpster:** This past year I have received quite a few comments from residents concerning the recycle dumpster being to full to allow them to put their recyclables in it. Usually it is the cardboard section that is over flowing. I spoke with Gerald Cook, of Dependable Waste, last year about the possibility of providing a smaller second dumpster specifically for cardboard. Gerald actually purchased a smaller dumpster that would work for this service but hasn't provided me with a cost to provide the service. Dependable Waste provides the current recycle service at an annual cost of approximately \$13,500. In 2012 the BMSA paid Waste Management \$29,000 to provide this service. Occupancy levels have been increasing in BMP's rentals and I expect the volume of recyclables to increase over the next year. Does the Board of Directors want me to discuss expanding the service with Dependable Waste?

---

*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