

APPROVED

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BATTLEMENT MESA METROPOLITAN DISTRICT

Held, Thursday, the 25th of April 2013 at 401 Arroyo Drive,
Battlement Mesa, Colorado.

Attendance

A regular meeting of the Board of Directors of Battlement Mesa Metropolitan District, Garfield County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Michelle Foster
Sara McCurdy
Jason Fletcher

Steve Rippy, Sandy Yeager, Anne Huber, Roger Bulla, Keith Lammey, Don Gray, Severin Harmeyer, Paul Light and Amie Martin were also in attendance.

Call to Order

Director Foster called the meeting to order at 9:00 am.

Excuse Absent Board Members

A motion was made by Director McCurdy and seconded by Director Fletcher to excuse absent Board members Lynn Shore and Bruce Richards. The motion carried unanimously.

Conflict/Disclosures

Director McCurdy disclosed that she is a Board member of the BMSA Board of Directors.

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

Public Comments

Don Gray stated that because of the leak up Parachute Creek he is requesting the Board to test the water in the BMMD wells and report back to the citizens. Mr. Gray also asked the Board, in case of an emergency, what is BMMD's procedure on using the well water.

BMMD Water/Waste Water Superintendent Roger Bulla explained that the backup wells are supplied by ground water that is flowing underground from the Battlements. The wells are tested once a year. The tests show that there is no water from the Colorado river getting into the wells. Roger went on to explain that the wells have not been used since 1982 when the water plant was built. The well water is not treated. BMMD has a 13 million gallon reservoir and a 3 million gallons of tank storage that would be used before the well water.

Paul Light asked where our intake out of the Colorado river is compared to where Parachute Creek drains into.

Mr. Bulla stated that our intake is approximately ½ mile upstream from where Parachute Creek drains into the river.

Severin Harmeyer asked how the BMMD is notified of a potential hazardous spill.

Mr. Bulla stated that the Colorado State Patrol, Garfield County Sheriffs office or whatever agency is dealing with the spill notifies BMMD.

March 28, 2013
Regular Meeting
Minutes

A motion was made by Director McCurdy and seconded by Director Fletcher to approve the March 28, 2013 regular meeting minutes as corrected. The motion carried unanimously.

Accounting Manager
Report

A motion was made by Director Fletcher and seconded by Director McCurdy to approve the March 2013 financial statements; subject to audit. The motion carried unanimously.

Resolution 13-4 to
Amend the 2012
Budget

A motion was made by Director McCurdy and seconded by Director Fletcher to approve Resolution 13-4 to amend the 2012 budget. The motion carried unanimously.

Resolution 13-5 to
Appropriate Sums of
Money for Year 2012
Amended Budget

A motion was made by Director McCurdy and seconded by Director Fletcher to approve Resolution 13-5 to Appropriate Sums of Money for Year 2012 Amended Budget. The motion carried unanimously.

2012 Final Audit

A motion was made by Director McCurdy and seconded by Director Fletcher to approve the final. The motion carried unanimously.

Grand Valley
Recreation Center

See attached report.

District Manager
Report

See attached report.

Mr. Rippe reported that the BMMD and Parachute/Battlement Mesa Park and Recreation District have met to discuss the possibility of the Park and Rec District acquiring the Grand Valley Recreation Center. Discussions will continue.

Other Business

None

Director Discussions

None

Adjournment

There being no further business to come before the Board, and upon a motion made and carried, the meeting adjourned at 10:36 am.

The foregoing constitutes the true and correct minutes of the above referenced meeting and was approved by the Board of Directors of the Battlement Mesa Metropolitan District on the 23rd day of May 2013.


Secretary

Grand Valley Recreation Center

398 Arroyo Drive
Battlement Mesa, CO 81635



Memo: Battlement Mesa Metropolitan District Board of Directors
From: Anne Huber
Subject: Monthly Report April 19, 2013

Upcoming Events

Saturday, June 1, 2013	Community Day at GVRC
Saturday, June 8, 2013	Community Yard Sale Day Youth Bicycle Ride from Activity Center to Parachute Library
Monday, June 10, 2013	1 st Session Summer Swim Lessons
Monday, July 8, 2013	2 nd Session Summer Swim Lessons
Monday, July 22, 2013	3 rd Session Summer Swim Lessons

Federal Mineral Lease Projects

At the recommendation of Brian Whiteley, who presented a landscape outline at the March Board meeting, an “as-built” survey will be completed for Recreation Center property. Steve Rippy contacted Jason Neil, Peak Surveying, Inc. The survey started today with utility and sprinkler locates. The survey will complete the landscape portion of the three-part 2012 Federal Mineral Lease project. Pool complex roof renovations are done. And the lighting project is complete. GVRC received a rebate from Xcel in the amount of \$15,000.

The District received more good news on April 17th, when grants were announced for the Spring 2013 Cycle. GVRC will have both the regular and the mini grant requests funded. The projects are: repair the flat roof sections of the Recreation Center, complete repair of the gymnasium floor and new floor coverings for three meeting rooms.

Activations

4/21/11	1226
4/17/12	1223
4/18/13	1129

Residents' names listed on Recreational Membership Forms in the GVRC Computer

4/21/11	5562
4/2/12	5458
4/1/13	4832

Battlement Mesa Metropolitan District

Manager Report

Date: April 25, 2013
To: Board of Directors, Battlement Mesa Metropolitan District
From: Steve Rippey, District Manager

Garfield County Federal Mineral Lease District Grant: The BMMD has been awarded a grant by the GCFMLD in the amount of \$185,290 to replace the flat portions of the roof at the Grand Valley Recreation Center. In addition, the GCFMLD has also awarded the BMMD a grant in the amount of \$24,500 for carpet and vinyl replacement in the meeting rooms at the GVRC.

Williams Company Chemical Leak: I along with Board Members, Michelle Foster and Lynn Shore, attended an informational presentation by Williams Company concerning the recent chemical leak from one of their gas transmission lines near Parachute Creek. As has been reported by several news outlets, benzene and other chemicals have been located in the groundwater near Parachute Creek as a result of the spill.

The company reports that approximately 240 barrels of product were spilled at the site and as of Wednesday (17th) 145 barrels of the materials have been recaptured through pump systems and vacuum trucks. The boundaries of the spill area have been identified with the exception of the southeast boundary. Test hole sampling of the groundwater near the creek identifies a narrow corridor along the creek where benzene has been detected. As of Wednesday (17th) there has been no detection of chemicals in the creek.

I have provided contact information to Williams Company in order for them to keep me apprised of on-going test results and conditions as they monitor the spill and cleanup.

Water Conservation: I recently completed a survey being conducted by the Colorado Water Quality Control Council concerning conservation measures being taken in our community. The purpose of their survey is to gather data across the state to see which communities have water conservation programs, are implementing watering restrictions, and what types of restrictions are being implemented. Battlement Mesa is in a unique position in that it has a significant amount of physical water and water rights available because the community is only about 50% built-out, as the community grows this will change. Therefore, I think it makes sense to slowly develop a water conservation program that educates and trains residents to be more water conscious about their use and the landscape design around their homes. I believe our water availability will change and modifying habits now will be beneficial in the future.

Infrastructure Master Planning: In August of 2011 Director Lynn Shore and I proposed hiring the engineering firm, SGM, to analyze the BMMD's existing infrastructure and future infrastructure needs for the build-out of the Battlement Mesa PUD to create a master plan for future development. Due to the costs of other capital improvement items in 2012 the project was put on hold. I believe the BMMD is in a position now to move forward with the project as the major capital improvements, referenced prior, have now been completed.

The project would analyze our existing infrastructure and the development potential of the remaining vacant undeveloped land in the PUD to define future needs for water and sewer service. Based upon zoning densities of undeveloped land we can determine water and sewer line sizes, storage tank needs, pump station and lift station needs, as well as timing of water and sewer plant expansions. The project would also allow us to identify current average water uses per residential and commercial property to aide in determining the amount of physical water supplies necessary for the eventual build-out of the community.

SGM's proposal to create the master plan in 2011 was approximately \$32,000.