

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BATTLEMENT MESA METROPOLITAN DISTRICT

Held, Thursday, the 22nd of August 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:

Sara McCurdy
Bruce Richards
Jason Fletcher
Michelle Foster
Lynn Shore

Steve Rippy, Keith Lammey and Amie Martin were also in attendance.

Call to Order

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

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 Board of Directors and the Parachute/Battlement Mesa Park and Recreation District.

Public Comments

Director Shore asked Keith Lammey, President of the BMSA, if their Board has given consideration to changing the covenant requirement of 40% grass turf in the front yard.

Mr. Lammey stated that the Board has not discussed this issue but would be willing to have discussion about it.

Director Shore stated that in light of the on-going drought in Colorado it might make sense for the BMMD and BMSA to work together on the issue. Director Shore further stated that he would like to attend a BMSA meeting in October to begin the discussion.

Mr. Lammey stated that he and the Board would be open to the discussion.

July 25, 2013 Minutes

A motion was made by Director McCurdy and seconded by Director Richardson to approve the July 25, 2013 regular meeting minutes as presented. The motion carried unanimously.

Accounting Manager Report

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

Grand Valley Recreation Center Report

No report given. Mrs. Huber has been working on the grant applications to the Garfield County Federal Mineral Lease District.

District Manager Report

See attached report.

Resolution 2013-09

A motion was made by Director McCurdy and seconded by Director Fletcher to adopt Resolution 2013-09 Garfield County Federal Mineral Lease District Mini Grant application. The motion carried unanimously.

Resolution 2013-10

A motion was made by Director McCurdy and seconded by Director Shore to adopt Resolution 2013-10 Garfield County Federal Mineral Lease District Grant application. The motion carried unanimously.

Out of District Water Agreement/URSA

A motion was made by Director Shore and seconded by Director McCurdy to approve the Out of District Water Service Agreement with URSA Piceance, LLC for \$8.55 per 1000 gallons or three times the current residential rate. The motion carried unanimously.

Impact Assistance Agreement

A motion was made by Director McCurdy and seconded by Director Richards to approve the Impact Assistance Agreement for \$24,008.50. The motion carried unanimously.

Other Business

None

Director Discussion

Director McCurdy stated that the SDA magazine has an article regarding concealed weapons and public employees. BMMD does not have a policy regarding concealed weapons. Director McCurdy asked the Board if this is something we should review.

After much discussion, Board of Directors agreed to take no action related to concealed weapons.

Executive Session

A motion was made by Director Shore and seconded by Director McCurdy to enter into executive session, pursuant to C.R.S 24-6-404(4)(f), to discuss a personnel matter specifically related to District Manager evaluation of Steve Rippy. The motion carried unanimously. Director Richards left the meeting at this time.

The Board of Directors went into executive session at 10:08am.

The Board of Directors came out of executive session at 10:46am.

A motion was made by Director McCurdy and seconded by Director Fletcher to increase District Manager Steve Rippy's salary \$3,000 per year. The motion carried unanimously.

A motion was made by Director Shore and seconded by Director McCurdy to make the increase retroactive to May 1, 2013. The motion carried unanimously.

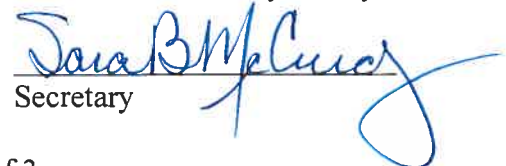
Director McCurdy stated that she would like a list of all employee positions, salary range and current salary for the September 26, 2013 Board meeting.

Director Foster stated that she would like a list of all maintenance items at the water and wastewater plants.

Adjournment

There being no further business to come before the Board, and upon a motion made and carried, the meeting adjourned at 12.28 pm.

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 25th day of July 2013.


Secretary

Battlement Mesa Metropolitan District

Manager Report

Date: August 25, 2013
To: Board of Directors, Battlement Mesa Metro District
From: Steve Rippy, District Manager

Federal Mineral Lease District Grant Applications: I have been working with Grand Valley Recreation Center Director, Anne Huber, to submit two grant applications to the Garfield Federal Mineral Lease District. The grants must be submitted by August 29, 2013.

The first is a mini-grant request for \$25,000 to purchase a 4-wheel drive pickup equipped with a snowplow, this grant requires no matching funds. The pickup would be used by the facility staff for transporting materials and equipment for day to day operations of the Center. The pickup would be equipped with a snow plow for winter use in removing snow in the Center's parking lots.

The second grant requests \$184,800 for several upgrades at the Recreation Center and requires a 30% match. Included in this grant application is overlaying of the three older parking lots and the RV turnaround with asphalt, painting the exterior of the building, replacing the existing automatic doors at the lower entrance, replacing the existing handrail on the staircase with ADA compliant railings, constructing a small work center/storage facility for maintenance operations adjacent to the Recreation Center and replacing 30 year old floor coverings in the Center.

Grand Valley Recreation Center Parking Lot Upgrade: The asphalt overlay of the lower entrance parking lot and the access driveway to the parking lot was completed this past week. The project was paid for through a mini-grant from the Garfield Federal Mineral Lease District awarded in August of 2012. Concrete curbing around the edge of the parking lot was also added to improve drainage and provide longer life for the asphalt.

Distribution Maintenance Items: BMMD staff has been flushing fire hydrants for the purpose of cleaning the lines and insuring the hydrants are in good working order. In addition the staff has been exercising Pressure Reducing Valves (PRV) to insure the devices are functioning properly.

BMSA Management: The Manager Report for the BMSA is attached.

Manager Report

Date: August 20, 2013
To: Board of Directors, Battlement Mesa Service Association
From: Steve Rippy, Association Manager

8935 CR 300: Hydro-seeding has been completed and irrigation of the site has been ongoing and new vegetation has started to grow. Eric Short and I will continue to monitor the growth of the vegetation to determine if areas will require a second application of hydro-seed.

Directional Signage: The directional signs located at the corner of the new Kum & Go and at the intersection of E. Battlement Parkway and Spencer Parkway were replaced this past month.

Trails Overlay Project: The asphalt overlay on the remaining trails is scheduled to start the week of August 26th.

LED Lighting Project: I have placed the order for 190 LEDs to retrofit additional street light fixtures throughout Battlement Mesa. The 190 units will replace the existing lights in Battlement Creek Village, Stone Ridge, Monument Creek Village, Tamarisk Village, Tamarisk Meadows, RV Park and the Rental Pads. This will leave Saddleback Village, Battlement Parkway, Spencer Parkway, Northstar Trail, Monument Trail and Stone Quarry unfinished. I have requested quotes for installation from Western Frontier Electric and R&A Enterprises.

Common Area Signs: I had three new “No Fires, Fire Works, Smoking, Motorized Vehicles, Etc.” signs installed in the common area along Stone Quarry Road across from the Tamarisk Village and Tamarisk Meadows communities. I have an additional sign on order that states “No Dumping of Trees, Brush, Clippings, etc.” as we continue to have people disposing of their landscaping materials on the property.

Maintenance Items: The 2nd mowing of weeds and grass along the trails was completed this past month. A stop sign, street sign and speed limit sign were replaced in the Monument Creek and Stone Ridge Villages. All three sign posts were broken and it appears to be due to vandalism. Two sidewalk areas were repaired in Monument Creek Village. Both locations had severe concrete damage and were a safety concern. The split-rail fence along the trail near St. Johns School was repaired. Six flags were replaced at the Golf Course.

The Colorado Dream

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