

## **RECORD OF PROCEEDINGS**

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### **MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS**

OF

**BATTLEMENT MESA METROPOLITAN DISTRICT**

Held, Thursday, the 20th of November 2014 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  
Bill Nelson  
Vinnie Tomasulo

Keith Lammey, Steve Rippy, Anne Huber, Sandy Yeager 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 Nelson and seconded by Director Tomasulo to excuse absent Board members Sara McCurdy and Lynn Shore. The motion carried unanimously.

**Conflict/Disclosures**

None

**Suspend Regular Meeting**

The regular meeting was suspended at 9:02 am to go into the public hearing.

**Call to Order/Public Hearing**

Director Foster called the public hearing to order at 9:02 am.

**Public Hearing/Public Comments**

There were no public comments regarding the 2015 final budget.

**Adjourn Public Hearing**

Upon a motion made and carried, the public hearing was adjourned at 9:03 am.

**Reconvene Regular Meeting**

The regular meeting was reconvened at 9:03 am.

Public Comments	None
October 23, 2014 Regular Minutes	A motion was made by Director Nelson and seconded by Director Tomasulo to approve the October 23, 2014 regular meeting minutes as presented. The motion carried unanimously.
November 6, 2014 Special Meeting Minutes	A motion was made by Director Nelson and seconded by Director Tomasulo to approve the November 6, 2014 special meeting/budget workshop meeting minutes as presented. The motion carried unanimously.
Financial Statements	A motion was made by Director Nelson and seconded by Director Tomasulo to approve the October 2014 financial statements; subject to audit. The motion carried unanimously.
GVRC Report	See attached report.
District Manager Report	See attached report.  Mr. Rippey reported that engineer review by Sunforce Solutions and Sunsense Solar the companies have decided to relocate the solar array field from site #1, near the water plant, to site #2, near the maintenance building. Site #2 will allow for a larger number of solar panels to produce an adequate amount of power for water plant operations.  Ms Yeager reported that Starmark, the District's health insurance carrier, will be refunding approximately \$20,000 in insurance premiums to the BMMD based upon the low number of claims paid during the past year.
Adopt 2015 Final Budget	Mr. Rippey presented the 2015 budget with an increase from \$2.85 per 1,000 gallons of water to \$3.00 per 1,000 gallons of water and an increase from \$26 per month for sewer to \$27 per month.  The budget also includes a 3.5% merit increase for employees.  The budget also includes an increase for the BMSA management contract from \$90,000 per year for 2014 to \$93,000 for 2015, \$96,000 for 2016 and \$100,000 for 2017. This increase represents about a 3.5% increase per year.

Mr. Rippy reported that the 2015 BMSA management contract, previously approved by the BMMD Board of Directors, was reviewed by the BMSA Board of Directors, at their regular meeting on November 18, 2014. During the discussions the BMSA Board discussed the possibility of a smaller increase in the contract price being proposed in light of BMSA plans to hold the community's HOA dues at the same rates as last year.

BMSA President, Keith Lammey, stated that in his opinion and, perhaps not in the opinion of the Board members, he is concerned that the contract price being proposed is nearly double the amount of the original contract established in 2010. At the proposed contract price the BMSA Board may want to consider other management options.

Mr. Lammey pointed out that in addition to the contract price the BMMD receives to provide management services they also receive fees related to account status letters provided to title companies. Those fees are generated from BMSA related activities and should be given some recognition or credit by the BMMD in the contracted price for management services.

Mr. Rippy stated that the proposed contract increases the cost for BMSA management \$10,000 over the term of the three year contract. The fees generated by account status letters is approximately \$3,000 annually. Over the term of the three year contract that equates to \$9,000 and would make the proposed increase a break even scenario if the fees were allowed to be retained by the BMSA.

Mr. Rippy stated that preparing and sending account letters is not a time consuming process and has minimal effect on the number of staff hours spent handling BMSA management duties. Mr. Rippy suggested the management contract be modified to recognize the processing of status letters as part of the management services provided under the contract and remove language that allows the BMMD to collect the status letter fees and allowing the BMSA to receive those fees.

After discussion, the Board of Directors agreed that it made sense to have the status letter fees retained by the BMSA.

A motion was made by Director Nelson and seconded by Director Tomasulo to direct, District Manager Steve Rippy, as part of the adopted 2015 budget, to modify language in the BMSA management contract that would allow all account status letter fees to be retained by the BMSA. The motion carried unanimously.

Other Business

Ms. Yeager reported that the BMMD Christmas party is scheduled for Friday, December 12, 2014 at 5:30 pm at the GVRC.

Director Discussion

None

Adjournment

There being no further business to come before the Board, and upon a motion made and carried, the meeting adjourned at 10:03 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 18th day of December 2014.



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 November 14, 2014

## **Pool Complex**

Mrs. Whalen, Grand Valley High School life fitness instructor, has scheduled her class for 4 sessions of swim lessons and swim improvement beginning November 18<sup>th</sup>.

Winter swim lessons begin January 12<sup>th</sup>. Four levels will be offered: parent-tot, preschool and Levels 2 and 3.

Swimming pool maintenance began November 5<sup>th</sup>. Water was drained and the pool refilled. The pool reopened on Monday, November 10<sup>th</sup> with the water at 83 degrees. Lifeguards cleaned the gutters, removed calcium from the deck and scrubbed the hot tub.

## **Maintenance**

The commercial refrigerator required service this month. A temperature regulator failed and turned the unit into a freezer.

The boiler required service. One of the two stages would not light. The parts needed are an igniter, flame regulator and possibly a regulator. The parts had to be ordered by Fortney Refrigeration from Denver. This is the first time that parts have been replaced since the boiler was installed. The boiler is cleaned regularly and inspected annually as part of the ongoing maintenance.

Larry Huber plowed with the new truck and snow plow for the first time on November 13<sup>th</sup>. He said there is an amazing difference in the amount of time saved compared to plowing with the Case tractor.

## **GCFMLD**

Concrete replacement on the north side of the gymnasium was completed just in time to beat freezing weather.

The Certificate of Occupancy for the storage building was received the week of November 3<sup>rd</sup>.

WBS Contractors finally completed repainting the Recreation Center towers to cover up spots that were showing through after the first painting. Overall the company did an excellent

job on the building. With the concrete, storage building and painting projects completed, final reports can be written and submitted for reimbursement.

### **Other**

I contacted Robert Hykys, GIS Analyst Lead for Garfield County Government to obtain information on population. I requested for School District 16 not realizing that the boundaries differ from the Park District. Based on 2010 Census data, the population is 6029 and there are 3097 housing units. About 2400 housing units are in the Battlement Mesa PUD.

Mary Anderson emailed a list of names and addresses for the Park and Recreation District. Between these lists, we should be able to estimate the additional population that would have access to the Recreation Center.

### **Events and Activities**

- Parks and Recreation Fall Volleyball league is underway.
- Saturday, November 22, 2014 from 11 AM – 4 PM “Home for the Holidays” Shopping Event
- Saturday December 6, 2014 Santa
- Saturday, December 6, 2014, KSUN Christmas Gala
- Friday, December 12 at 5 PM BMMD Christmas Party
- Drop-in Pickleball is scheduled Monday – Saturday mornings at 10 AM
- GVRC has several Quinceaneras scheduled in 2015
- Saturday April 25, 2015 Kiwanis 100<sup>th</sup> anniversary dinner

## Battlement Mesa Metropolitan District

### Manager Report

Date: November 20, 2014  
To: Board of Directors, Battlement Mesa Metro District  
From: Steve Rippy, District Manager

**Water Main Break:** The 12” water main adjacent to N. Battlement Parkway burst near the intersection of Spencer Parkway this past month. The line has been repaired and the damaged asphalt was removed from the street and replaced with road base. Due to weather conditions repaving the surface can not occur until next spring. Garfield County has been notified and is in agreement with the spring paving schedule.

This is the 4<sup>th</sup> time that this section of line has broken in the past six years each break occurring in a different location. Two of these breaks caused significant damage to N. Battlement Parkway. The cause of problems with this line is due to the installation practice used during construction. The line was not properly bedded and rocks were allowed to be buried around the pipe and over time vibration of the pipe against the rocks can cause a fracture and then burst due to the water pressure in the line.

The only complete solution to the problem is to replace the entire line. This solution has significant financial restrictions due to the costs associated with replacement. I have asked Water/Sewer Superintendent, Roger Bulla, to research the possibility of installing an electronic valve that would sense a sudden large volume water flow at the Zone B water tank. The purpose of the valve would be to automatically close when it detects extreme water volume passing through the line. The value of this valve would be to reduce the level of damage to streets or other improvements especially during night time hours when a water leak is not easily noticed.

**Parachute Vault Project:** The concrete work on the sewer vault has now been completed and epoxy coating of the interior is nearly finished. Sewer line connections to the vault should be completed next week and sewer flows will then be transferred from the temporary bypass lines to the vault to complete this project. Final pay requests will be submitted at the end of the month for reimbursement to DOLA for the grant awarded for this project.

**2015 Budget:** The 2015 final budget draft has been completed and included in your packet. As requested during the November 6<sup>th</sup> budget workshop I will provide employee salary data for the Board to review.