
RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS
OF BATTLEMENT MESA METROPOLITAN DISTRICT

Held, Thursday, July 24, 2025, at 401 Arroyo Drive, Battlement Mesa,
Colorado

Call to Order	President Jane Chapman called the meeting to order at 9:07 AM.
Attendance	<p>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:</p> <p>Jane Chapman Toby LeBorgne Chris Davidson Shawn McElroy</p> <p>Alex Morris & Brenda Locker and Alondra Loya were also in attendance.</p>
Public Attendance	None
Notice	Was posted for the meeting.
Quorum	Was established.
Conflict/Disclosures	None
Public Comments	None
June 2025 Regular Meeting Minutes	A motion was made by Director LeBorgne, seconded by Director McElroy to approve June 26, 2025, regular meeting minutes. The motion carried unanimously.
June 2025 Financial Statement and the Account Manager's Report	A motion was made by Director Davidson, seconded by Director LeBorgne to approve the June 2025 Financials subject to audit. The motion carried unanimously.
Manager Report:	<p><u>BMMD Open Positions Update</u> – BMMD Management has been able to successfully fill the Plant Operator and Utility Technician positions. At last month's meeting I updated the Board that the Plant Operations Manager offered the Plant Operator position to Ian Foster, and he had a tentative start date of July 7th. Mr. Foster was able to be here for his first day on July 7th. He has been working at the Wastewater Plant with Dale Gurule. Utility Director, David Beecraft, was able to get in contact with the Utility Technician position finalist, Devan Cramer. Devan's start date was also July</p>

7th. Mr. Cramer has been working alongside the C&D crew, learning all the ins and outs of the mountain. BMMD Management has also hired a third employee. As BMMD did not officially have another position available, and management felt another Plant Operator was needed, management hired Fallon Howe to help David Gallegos at the Water Treatment Plant on a temporary/probationary basis until October 1st. Mr. Howe's start date was July 9th. We welcome all three gentlemen and are happy they are a part of the team!

Street Sweeping – At last month's meeting I had an update to give the Board about the Street Sweeper, to only find out that the Street Sweeper was broke down once again. Good news: it is back up and running! Even though the Street Sweeper is back in operating condition, management has decided to sever the Street Sweeping contract with Garfield County Road and Bridge. Due to the additional layer of chip & seal that was added to the four-lanes during the latest overlay, the sweeper is unable to maintain the streets adequately, and the added layer creates more wear and tear on the machine. BMMD will follow through and continue our Street Sweeping contract with the Battlement Mesa Service Association, that asks to sweep the residential streets. Therefore, BMMD will no longer sweep the four-lanes, but we will continue to sweep the residential streets. The BMSA maintenance contractor, G.P. Maintenance & Services, has begun sweeping residential streets.

AV System in Back Office Update – I had contacted Verticomm on July 1st about supplying the BMMD Back Office with an AV system. I was able to answer their questions and as of July 9th, I am still waiting on quotes for a couple of different options we can choose from. I followed up with the technician that is heading the project on July 18th, and the technician is waiting for their cabling team to add the labor hours into the contract. I will update the Board as soon as I receive those quotes.

Wastewater Blower Installation Project – The BMMD was awarded a grant by the Garfield County Federal Mineral Lease District (FMLD) in the Spring of 2023 to replace the old blower at the Wastewater Plant. The estimated cost of the project was \$210,000 with approximately \$145,000 to be refunded by the grant. As the Board may remember, BMMD office staff submitted a request to extend the deadline for completion due to supply chain and contractor scheduling conflicts. The FMLD granted our extension request and moved our completion deadline to November 30th, 2025. The 30 plus year old blower has finally been removed, and the new blower has been installed. I have been working with the Plant Operations Manager, Daryl Back, on the Final Grant Report. The Final Report will be submitted next week.

Updated BMSA Management Contract – As the BMMD Board is aware, the BMSA Board of Directors has requested BMMD start implementing different items into our management process for the Service Association. Management has updated the BMSA Management contract with those

changes. Those changes are as follows: Article A, Section 4(a)(7); Article A, Section 7, and Article C, Section 1. The contract was presented to the BMSA Board of Directors at their July meeting, and it was approved and signed by the BMSA Board President, Dan Birrer. I will be asking for the BMMD Board of Director's approval and Board President's signature under New Business.

Water Restrictions July 18th- 20th – The morning of July 18th, management made the decision to institute water restrictions for all residents within the district due to recent fire activity. The fire activity surrounding our community has left an excess amount of ash and mud debris in the river leading to our Water Treatment Plant system becoming clogged, and unable to produce an efficient amount of water to serve our community and replenish our storage tanks. That issue also leads to the local Fire Department not having an adequate water supply in case of an emergency. In the early morning hours, the Plant Operations Manager, Daryl Back, contacted me to figure out a plan to alert the community. BMMD staff made phone calls to major irrigation consumers, sent out a BMMD alert from our website, posted on the electronic sign at Turkey Trail Park, asked the Grand Valley Fire Protection District to post it on their sign, and we also made a Facebook post and shared it to the local community pages. We have asked our residents to shut off all irrigation, and minimize in-home water use until midnight on July 20th.

New Business

Director Le Borgne made a motion, seconded by Director LeBorgne to approve Recruitment Consultant Agreement. The motion carried unanimously.

Old Business

Director Davidson made a motion, seconded by Director McElroy to approve hiring a media consultant for a total amount of 20 hours. The motion carried unanimously.

Director LeBorgne made a motion, seconded by Director McElroy to create an addendum to the BMSA Management Agreement. The motion carried unanimously.

Director Davidson made a motion, seconded by Director LeBorgne Approve Verticomm to install an av system in conference room for \$3,500 + tax. The motion carried unanimously.

Other Business

Director LeBorgne made a motion, seconded by Director McElroy to advertise for BMMD Board of Directors Vacancy. The motion carried unanimously.


Director McElroy made a motion, seconded by Director Davidson to hire Water Worth to assist in creating the 2026 annual budget. The motion carried unanimously.

Executive Session

None

The meeting was adjourned at 10:51 a.m.

The foregoing constitutes the true and correct minutes of the above referenced meeting and were approved by the Board of Directors of the Battlement Mesa Metropolitan District on August 28, 2025.



Secretary