

**BATLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
January 17, 2006 Minutes**

|                 |                |                     |
|-----------------|----------------|---------------------|
| <b>PRESENT:</b> | Chuck Hall     | President           |
|                 | Sue Lancaster  | Secretary/Treasurer |
|                 | Frances Rose   | Director            |
|                 | Gordon Elliott | Director            |
|                 | Charlie Farr   | Director            |
|                 | Bob Houska     | Director            |

**Also Present:** Jane Chapman                      Association Manager

|                |               |                |
|----------------|---------------|----------------|
| <b>Absent:</b> | John Shepherd | Vice President |
|                | Tom Beard     | Director       |
|                | Jay Haygood   | Director       |
|                | Frank Oakley  | Director       |

The **meeting** was called to order at 10:08am by Chuck Hall, President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the December 20, 2005 Board of Directors Meeting minutes as presented. **Passed.** Bob Houska opposed the motion. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to approve the December 20, 2005 Hearing minutes on 36 Crestone Place as presented. **Passed.** Bob Houska abstained. Gordon Elliott noted in the Hearing minutes on 102 Sagemont Circle that his motion stated sending a letter to both the current resident and the property owner. A **motion** was duly made by Frances Rose and seconded by Charlie Farr to approve the December 20, 2005 Hearing minutes on 102 Sagemont Circle as amended. **Passed.** Bob Houska abstained.

A **motion** was duly made by Bob Houska to include a "Public Notice" section in the Board of Directors minutes following the "Approval of Minutes" section to notify homeowners of special circumstances, such as the December 20, 2005 Board of Directors Meeting was held immediately following the Annual Delegate Meeting and Annual Directors Meeting. There was no second. **Motion failed.**

**MANAGERS REPORT**

Jane Chapman presented a written report. \*A new sign-up sheet for the Covenant Protection Committee meeting was handed out. Charlie Farr will attend the February 14, 2006, Covenant Protection Committee meeting. \*The Annual Community Meeting will be changed from February 16, 2006, to February 21, 2006. The meeting is scheduled for 6:30pm. \*Chuck Hall requested Jane Chapman to include all correspondence pertinent to a hearing in the Board packet mailing for prior review by the Board.

**Financial Report:** A **motion** was duly made by Sue Lancaster and seconded by Bob Houska to accept the December 2005 financial statements as presented subject to audit. **Passed.** Unanimous.

## OLD BUSINESS

**Trash Removal Contract:** Gerald Cook of Dependable Waste was notified of his proposal's acceptance for trash removal. Mr. Cook requested a four-year contract. Following an email vote by the Board of Directors, Dependable Waste's contract was extended from one year to four years. Dependable Waste will begin servicing the community on March 1, 2006.

## NEW BUSINESS

**Resolution Regarding Claims Submission to the Association's Insurance Carrier:** A **motion** was duly made by Sue Lancaster and seconded by Bob Houska to adopt the Resolution of the Battlement Mesa Service Association Regarding Claims Submission to the Association's Insurance Carrier.

**Passed.** Unanimous.

**Resolution Regarding Sign Guidelines:** A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to adopt the Resolution of the Battlement Mesa Service Association Regarding Sign Guidelines and Specifications. **Passed.** Unanimous.

**Bike Path Article:** Chuck Hall noted a Bike Path Committee has been established to research the possibility of linking bike paths within Battlement Mesa and to Parachute. Chuck Hall, Sandra Getter and Dave Devanney are currently on the committee. An article will be placed in the "The Sun" to inform the community of the Bike Path Committee. Volunteers are welcome. Bob Houska volunteered to serve on the committee. Mr. Houska went on to suggest the trails be named or marked per sections to aid rescue workers in their attempts to locate someone on the trail.

**Vehicle Parking:** Jay Haygood has written a general proposal on vehicle parking. Sue Lancaster will work specific requirements into the proposal to include it in Article VIII, Section 8.16 of the covenants.

**Street Litter Pickup Contract:** Two street litter pickup bids have been received. One was from Baker & Associates while the other was from Kenneth and Rosemary Locker. Gordon Elliott suggested an ad be placed in the paper to solicit more bids. Discussion on this item was tabled.

A **motion** was duly made by Gordon Elliott and seconded by Bob Houska for the draft minutes of each Board meeting to be emailed to all Board members as soon as possible after each Board Meeting.

**Passed.** Sue Lancaster voted no and Charlie Farr abstained.

**2006/07 Budget:** Jane Chapman reviewed the updates to the common assessment budget. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to accept the proposed budget setting the annual common assessment at \$257.00 per unit. **Passed.** Unanimous. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to accept the proposed budget setting the annual trash removal assessment at \$185.00 per unit. **Passed.** Unanimous. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to accept the proposed budget setting the annual Tamarisk Village front lawn irrigation assessment at \$144.00 per unit. **Passed.** Unanimous.

## OTHER BUSINESS

**Hearing Recap:** Chuck Hall presented a recap of the covenant hearings reviewed by the Board of Directors. Gordon Elliott requested the party's name be included along with the property address.

## COMMITTEE REPORTS

**Covenant Protection Committee:** Dan Locker presented his written report. Adam Ford has resigned as the Covenant Protection Committee representative for Tamarisk Village. A new representative is needed. Village representatives are also needed for Monument Creek Village and Canyon View. Two non-compliance notices that carry a \$50.00 fine have been issued. Aimee Chappelle has returned to active duty on animal control.

**Architectural Committee:** Sue Lancaster submitted a written report.

**Oil & Gas Committee:** No report.

**Road & Bridge Committee:** John Shepherd submitted a written report.

**Landscape Committee:** No report.

**Wildfire Restoration Project:** Ken Maxon relayed to Chuck Hall the grant check for the reseeding project is expected to arrive soon.

**Community Accent Committee:** Gordon Elliott reported a contract has been signed with Integrity Technology. A mockup of the webpage will be shown at the Annual Meeting on February 21, 2006. The target date for completion is mid March 2006. Chuck Hall will review the past Board minutes regarding an offer from Battlement Mesa Company to cover some initial costs for the website. \*While the flags and hardware have arrived for the golf course flag project, the solar lights are on backorder. Gordon Elliott recommended a community gathering to unveil the flags upon completion.

**Residential Use Committee:** No report.

**Bike Path Committee:** No report.

## **ACTION ITEMS**

John Shepherd submitted a status report. In regards to Item 55, Valley View Subdivision, Jane Chapman will discuss covenant enforcement within that village with Dan Locker.

## **ADDITIONAL ITEMS**

**Retainer Fee – HindmanSanchez:** A **motion** was duly made by Bob Houska and seconded by Frances Rose to accept the \$5.00 per month increase in the retainer fee from HindmanSanchez.

**Passed.** Unanimous.

**Great American Sweeping Contract:** A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to authorize and sign the Great American Sweeping contract for spring 2006. **Passed.** Unanimous.

**Tonder Construction Invoice:** A final invoice was received from Tonder Construction for the Battlement Creek Village fence replacement and the Willow Creek Village fence repair. The invoice listed the bid amount for the Battlement Creek Village fence, the cost of the requested Willow Creek fence repair and three additional items related to the Battlement Creek Village fence. The first extra item on the invoice was additional labor costs, the second involved the replacement of damaged equipment and the third item was additional material costs. A **motion** was duly made by Frances Rose and seconded by Charlie Farr to pay ½ of the first additional item, pay all of the third additional item and pay all of the repair costs for the Willow Creek fence in addition to the accepted bid price for the Battlement Creek Village fence replacement. **Passed.** Unanimous.

The Board of Directors went into Executive Session at 12:10pm to discuss the street litter pick-up proposals.

The Board of Directors came out of Executive Session at 12:25pm.

A **motion** was duly made by Frances Rose to notify the bidding parties for the street litter pick-up contract there is \$10,000 budgeted for this item and ask the bidders what services they would provide for that dollar amount. Following discussion, Frances Rose removed the motion.

A **motion** was duly made by Frances Rose to notify the bidding parties for the street litter pick-up contract there is \$10,000 budgeted for this item and ask if they would work Tuesday-Thursday-Saturday or Monday-Wednesday-Friday for three hours per day for the budgeted amount. There was no second.  
**Motion failed.**

A **motion** was duly made by Sue Lancaster and seconded by Gordon Elliott to notify the bidding parties for the street litter pick-up contract there is \$10,000 budgeted for this item and ask if they would work three alternating days per week (Tuesday-Thursday-Saturday or Monday-Wednesday-Friday) for four hours per day for the budgeted amount. The awarded contract will contain a nonperformance clause.  
**Passed.** Frances Rose abstained.

**ADJOURN:** With no further business to come before the Board, the meeting was adjourned at 12:31pm