

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
January 20, 2009 Minutes**

<b>PRESENT:</b>	Chuck Hall	President
	Dan Cohen	Director
	Eric Schmela	Director
	Frank Oakley	Director
	Jay Haygood	Director
	John Shepherd	Director
	Sara McCurdy	Director

**Also Present:** Jane Chapman                      Association Manager

<b>Absent:</b>	Ron Schelling	Secretary/Treasurer
	Gordon Elliott	Director
	Mike Stiers	Director
	Ray Barbour	Director

The **meeting** was called to order at 10:06 am by Chuck Hall, President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Sara McCurdy and seconded by Frank Oakley to approve the December 16, 2008 minutes as written. **Passed.** Unanimous.

**COMMITTEE REPORTS**

**Covenant Protection Committee:** Keith Lammey provided the board with a summary report of the year to date non-compliance letters sent. A total of 723 violations have been reported, with 77 of those reported in December. Jane Chapman provided a written report of violations within the Battlement Mesa Company rentals. Chuck Hall suggested that a letter regarding trash cart violations be sent to the homeowners with the new budget packet. Keith explained that unsightliness refers to items such as ladders, tools, and debris left out in homeowner's yards. It is the word used in the covenants.

**Architectural Committee:** Nothing to report. Board of Directors members were still needed to sign up for the February and April committee meetings. Bob Arrington has volunteered for the committee. The Board will need to vote to approve his appointment.

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

**Roads Committee:** No report given.

**Landscape Committee:** No report given.

**Wildfire Restoration Project:** No report given.

**Trails Committee:** Dave Devanney reported. The Association received a \$300.00 grant through Colorado Big Country for the trails. Colorado Big Country will hold the money until the Association is ready to use it.

**Associated Governments of Northwest Colorado:** No report given.

**Audit Committee:** Dalby Wendland would like to be considered for the next audit.

## **MANAGERS REPORT**

Jane Chapman submitted a written report.

**Financial Report:** A **motion** was duly made by Jay Haygood and seconded by John Shepherd to approve the December 2008 financials as presented, subject to audit. **Passed.** Unanimous. A letter was sent to Buddy Rogers of All Around Sweeping regarding the snow removal on the bike paths and sidewalks. Blackhawk Trail was missed completely. The issue was that after Garfield County plowed, the ice that had been shoved onto the sidewalk froze and broke the blade on Buddy's plow. He said he would be able to go back over the sidewalks with larger equipment at an additional charge but the issue seems to have corrected itself as the ice has been melting on its own. A letter was received from Adam Ford 113 West Tamarack Circle regarding the two trash cart violation letters he received. Mr. Ford had also called Jane Chapman a couple of weeks after he wrote the letter and stated that he felt photographs of violation offenses should be taken at the time the violation is noted. Chuck Hall stated that the current system is working as it should so the Board will not take any action for change at this time. A letter will be sent to Mr. Ford to state that the matter is closed for discussion.

## **OLD BUSINESS**

### **Trail Easement Agreement**

A copy of the proposed trail easement agreement for the Lyons property was provided to the Directors. Eric Schmela pointed out that easement agreements must have term lengths set within the agreement, so a term will need to be added to this agreement as one has not been set. Jane Chapman will provide the Trails Committee and the Lyons family with a copy of the proposed agreement.

### **Landscape Bid for Stone Ridge**

A bid was received from Petrone Landscaping in the amount of \$19,823.00 and another bid was received from Color Scape in the amount of \$17,550.00 to landscape the entrance to Stone Ridge Village. Neither bid included the cost of the 1" irrigation tap. A **motion** was duly made by Jay Haygood and seconded by

Frank Oakley to consider alternate bids for landscaping that will not need irrigation. **Passed.** John Shepherd opposed.

### **Election of Vice President**

Sara McCurdy volunteered to be Vice President as no nominations had been made. A **motion** was duly made by John Shepherd and seconded by Jay Haygood to elect Sara McCurdy as Vice President by acclamation. **Passed.** Sara McCurdy abstained.

### **NEW BUSINESS**

#### **Request for Home Business**

Sarah and Mike Perdue requested to add a hair stylist chair to their home at 345 Meadow Creek Drive for Sarah's business. The Board of Directors did not feel the proposed business would have any detrimental impact to the community. The Board thanked the Perdues for notifying the Association and wished them well with their business.

#### **Street Signs**

The Directors were asked to look for street sign problems within their neighborhoods and report back with a list so that work orders could be created to take care of any sign problems. Jay Haygood said that the signs and post at Goldfield Court are missing. The "No ATVs" sign is missing from the intersection of the walking trails, although the post is intact. Sara McCurdy said that a sign is needed at Spencer Drive and Eagle Ridge Drive and the sign at Spencer Drive and North Battlement Parkway is down.

#### **2009/10 Budget**

A **motion** was duly made by Sara McCurdy and seconded by Jay Haygood to adopt the 9 month budget for April 1, 2009 through December 31, 2009, as presented, setting the common assessment at \$260.00, the trash assessment at \$138.75, and the Tamarisk Village front lawn assessment at \$185.00. **Passed.** Unanimous. A **motion** was duly made by Sara McCurdy and seconded by Eric Schmela to adopt a new calendar year for the Battlement Service Association, beginning January 1, 2010 through December 31, 2010. All subsequent years will follow the calendar year. **Passed.** Unanimous.

### **OTHER BUSINESS**

Bruce Knuth, chairman of the Architectural Committee, requested a reimbursement for a ream of paper and a printer cartridge for the non-compliance letters he has written and printed on behalf of the Association. A **motion** was duly made by John Shepherd and seconded by Frank Oakley to reimburse Mr. Knuth per his written request. **Passed.** Unanimous.

## **ACTION ITEMS**

John Shepherd passed out action item list and reviewed.

With no further business to come before the Board, the meeting was adjourned at 11:19 am.