

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
February 20, 2007 Minutes**

PRESENT:	Chuck Hall	President
	John Shepherd	Vice President
	Lynn Shore	Director
	Jay Haygood	Director
	Gordon Elliott	Director
	Frank Oakley	Director
	Sue Lancaster	Director
Also Present:	Jane Chapman	Association Manager
Absent:	Ron Schelling	Secretary/Treasurer
	Eric Schmela	Director
	Ray Barbour	Director

The **meeting** was called to order at 10:03am by Chuck Hall, President.

APPROVAL OF MINUTES

A **motion** was duly made by Gordon Elliott and seconded by John Shepherd to approve the January 16, 2007 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.
A **motion** was duly made by Lynn Shore and seconded by Sue Lancaster to approve the January 19, 2007 Special Meeting of the Board of Directors minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report. A request was made for approval to transfer \$9,745.00 from the reserve fund to the operating fund to cover charges from ColorScape of Colorado for entrance way landscaping. A **motion** was duly made by Lynn Shore and seconded by Sue Lancaster to transfer \$9,745.00 from the reserve fund to the operating fund. **Passed.** Unanimous.

Financial Report: A **motion** was duly made by Jay Haygood and seconded by Sue Lancaster to approve the January 2007 financial statements as presented, subject to audit. **Passed.** Unanimous.

Wildfire Restoration Committee Report: JT Romatzke was present and reported the following: The Wildfire Restoration Funds are at \$7,000 plus dollars. All the grant money has been used. They are running transits randomly through Monument Gulch. This allows them to monitor the effectiveness of the treatments. JT has been in contact with Stepp and is working on a grant for \$30,000. JT is the Chairman of the Committee working with HPP. HPP has

provided \$18,000 for the WFR Project; however, we have to spend the money first and then invoice HPP for it. The WFR Committee currently consists of JT, Ken Seidel and Steve Anthony. They would welcome any new members.

JT also reported on the Battlement Reservoirs project. All the dams are done except for lake #3. They are working on more grants to finish this last dam. \$80,000 is needed before they can request grant funds. The total cost of the project will be approximately \$300,000.

OLD BUSINESS

Child Care Homes- Village %: Dana Damm was present. She is the Child Care Program Manager/Licensing Specialist for Garfield County. Dana provided a letter to the Board from the Garfield County Commissioners expressing their support for allowing additional licensed Child Care Homes in Battlement Mesa. Dana answered questions regarding the licensing process and follow up inspections. A **motion** was duly made by Gordon Elliott and seconded by Jay Haygood to change the Child Care Home Resolution to state that the 1% of the total lots within a Delegate Area can be expanded up to 2% based on the needs of the specific village.

Passed. Unanimous.

Lynn Shore informed the Board Grace Bible Church had contacted him to inquire about the procedure for them to open a Child Care Center. The Board requested Lynn to draft a resolution for a Day Care Facility working with the church for their input.

Covenant Protection Committee Report: Dan Locker presented his written report. He requested a hearing for 120 Sagemont Circle regarding parking their vehicle in the gravel area adjacent to their garage. The hearing will be on March 20, 2007 at 1:00 p.m.

The Board received a letter from Andrea Peabody requesting the fine be removed from 111 Angelica Circle. The fine was for parking a trailer at that residence. They did not immediately receive the non-compliance letter but did move the trailer as soon as they received it. A **motion** was duly made by Gordon Elliott and seconded by Sue Lancaster to remove the fine and write the owner a letter stating it is their responsibility to abide by the covenants. **Passed.** Unanimous.

Road and Bridge Committee Report: Frank Lancaster reported the Committee met this morning with Marvin Stevens from the Garfield County Road and Bridge Department. A copy of their budget was given to Frank. It will be included in the Board's packet for the March Meeting. Frank has the name of the person to contact for signage at the three way stop on Stone Quarry Road. The sign will indicate there are two left turn lanes and one right turn lane. The "jake brake" signs have been installed. Jay Haygood inquired if signs would be installed on Stone Quarry by Tamarisk Meadows. Frank will request the County to install them there. Their next meeting will be on March 13 at 9:00 am at which time there will be a ride around with representatives from the Garfield Road & Bridge Department. They will meet at the Activity Center. The concerns about the traffic coming off the interstate into Parachute were discussed. John Shepherd will draft a letter to CDOT and the town of Parachute expressing our concerns. Leonard Bowlby is a new member of this committee.

Sales Tax Exemption: The information from the Association's attorney suggests the Association would not qualify for tax exempt status. We are still waiting on an answer from the Association's auditor.

56 West Bonanza Place: The Board received information from HindmanSanchez regarding the status of this account. The Board had previously discussed an agreement with Bill Culpepper for him to purchase the Association's lien on this property. A **motion** was duly made by Lynn Shore and seconded by Frank Oakley to write a letter to Mr. Culpepper stating, "due to the complexity of this situation the Board is seeking additional legal council and will contact him after the March Board of Directors meeting". **Passed.** Unanimous.

12 West Tamarack Circle: The Board had considered foreclosure on this property. After further review the Board has decided to not initiate foreclosure action but will continue with the collection process currently in place.

Waste Management/Recycle Dumpster: Gordon Elliott has received no response from Waste Management despite numerous attempts to meet with Waste Management regarding better management of the recycle bin. Gordon Elliott will continue to make inquiries.

NEW BUSINESS

Street Sweeping: Gordon Elliott reviewed his written recommendation regarding the street sweeping contract. A **motion** was duly made by Jay Haygood and seconded by Lynn Shore to accept the bid proposal from Flatiron Building Services to provide street sweeping for 2007 and to further consider a second sweeping within the same year. **Passed.** Unanimous.

Small Claims Court: This discussion is tabled until the March 20, 2007 Board of Directors Meeting.

Meeting with Sheriff Vallario: Chuck Hall met with Sheriff Vallario. Some of the topics they discussed were: **ATV riding in the community.** Sheriff Vallario stated they can patrol for ATV's on the roads but could not on the bike paths. Jay Haygood volunteered to write an article for the Sun Newspaper regarding the riding of ATV's in the community. **Animal Control.** A new facility for animals will be built in Rifle in the year 2008.

OTHER BUSINESS

None.

COMMITTEE REPORTS

Covenant Protection Committee: Report given earlier in the meeting.

Architectural Committee: A written report was provided. Chuck noted Sue Lancaster has resigned from the Committee. Chuck expressed the Board's appreciation for her dedication and commitment to that Committee during her service.

Oil & Gas Committee: A written report was provided.

Roads Committee: Report given earlier in the meeting.

Landscape Committee: No Report.

Wildfire Restoration Project: Report given earlier in the meeting.

Community Accent Committee: No report.

Trails Committee: No Report.

Chuck Hall reported he had attended a meeting of the Associated Governments of Northwest Colorado (AGNC). He found their interest lies in following Senate Bills related to water issues, severance taxes and energy impact funds.

ACTION ITEMS

John Shepherd submitted a written report.

Item 79 – Street Sweeper: Will be removed from the report as the contract has been awarded.

Item 82 – Jake brakes & two lane turn: Will be removed from the report as the work has been done.

With no further business to come before the Board, the meeting was adjourned at 12:53 pm.