

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
February 21, 2006 Minutes**

PRESENT:	Chuck Hall	President
	John Shepherd	Vice President
	Tom Beard	Director
	Frances Rose	Director
	Gordon Elliott	Director
	Charlie Farr	Director
	Bob Houska	Director
	Jay Haygood	Director
	Frank Oakley	Director
Also Present:	Jane Chapman	Association Manager
Absent:	Sue Lancaster	Secretary/Treasurer

The **meeting** was called to order at 10:07am by Chuck Hall, President.

APPROVAL OF MINUTES

A **motion** was duly made by Frances Rose and seconded by Tom Beard to approve the January 17, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report. *The lightpole in Stone Ridge will be installed this week. *A vacant lot owner had contacted Jane Chapman. The lot owner has had difficulty in arranging for his lot to be mowed. Any owners with similar inquiries will be instructed to contact Dan Locker or Cliff Stephenson directly. *Jane Chapman will confirm the procedures used by Hindman/Sanchez in their collections process. She will also clarify what is meant by the statement "We will proceed with law suit".

Financial Report: A **motion** was duly made by Frances Rose and seconded by Bob Houska to accept the January 2006 financial statements as presented subject to audit. **Passed.** Unanimous.

OLD BUSINESS

Flags on Golf Course: In addition to the information provided in the Manager's Report, Gordon Elliott stated the boom truck will be scheduled prior to spring to avoid any damage to the fairway.

Light on Lodgepole Circle: This information was provided in the Manager's Report.

Vehicle Parking: Jay Haygood drafted a general vehicle parking proposal. Sue Lancaster is working on a specific covenant for each village. This item will be revisited upon Sue Lancaster's return.

Executive Session – Street Litter Contract: This item was rescheduled for the latter part of the meeting.

OTHER BUSINESS

Recycle Bin: The recycle bin located in the City Market parking lot will be removed unless the Association wants to pick up the monthly cost. Unknowingly, the service was tied to the Waste Management contract. A **motion** was duly made by Jay Haygood and seconded by John Shepherd to approve a one year contract with Waste Management to dump the recycle bin once a month for a fee of \$325.00 and monitor the bin's use to see if two dumps are needed per month. **Passed.** Bob Houska abstained. Gordon Elliott noted specific procedures should be followed in the future when determining the awarding of contracts.

Chuck Hall handed out the agenda for the Annual Community Meeting. It will be held this evening at 6:30pm in the Community Room at the Activity Center.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. The Architectural Committee will be consulted on the temporary lattice fence erected at 36 Crestone Place and the scaffolding on the exterior of the home at 104 Rosewood Way. A hearing was requested for 56 West Bonanza Place.

Architectural Committee: A written report was submitted.

Oil & Gas Committee: No report at this time.

Roads Committee: John Shepherd stated Garfield County Road and Bridge will be installing post sleeves in the medians. The \$6,000 cost will be paid by Garfield County. Garfield County Road and Bridge has also compiled a list of "unplowable" streets due to the number of vehicles parked on the street.

Landscape Committee: Gordon Elliott has met with Bruce Baker of Baker & Associates regarding early season projects such as pruning at the entrances and landscaping areas with rock.

Wildfire Restoration Project: Ken Maxon reported Steppe has approved the last funding proposal and an additional \$60,000 in funds.

Community Accent Committee: Gordon Elliott stated the new website will be unveiled this evening at the Annual Community Meeting.

Residential Use Committee: No report at this time.

Bike Path Committee: Dave Devanney informed the Board of the notice placed in "The Sun" and the emails sent to possible interested parties regarding this committee. To date, the committee is composed of Dave Devanney, Sandra Getter, C.E. Lear, Bob Houska, Warren Kinzel and Brian Roddiger. The committee is open to feedback from the community.

ACTION ITEMS

John Shepherd reviewed the action items. Item 66 – Covenant revisions required by SB100 – is completed and will be removed from the list. Item 67 – Budget Items – is completed and will be removed from the list.

At this time, John Shepherd excused himself from the meeting. A quorum was still present.

The Board of Directors went into Executive Session at 11:45am. to discuss the Covenant Protection Officer contract and the Street Litter Contract.

The Board of Directors came out of Executive Session at 12:02pm.

A **motion** was duly made by Frances Rose and seconded by Charlie Farr to award the Covenant Protection Officer contract to Dan Locker for a period of one year with a 30-day nonperformance cancellation clause. **Passed.** Unanimous.

A **motion** was duly made by Bob Houska and seconded by Jay Haygood to award the Street Litter Contract to Kenneth and Rosemary Locker for one year with service to be performed on two non-consecutive days at a cost of \$10,000 per year with a 30-day nonperformance cancellation clause. Motion **failed.** Bob Houska voted yes. The remainder of the Board voted no.

A **motion** was duly made by Jay Haygood and seconded by Gordon Elliott to award the Street Litter Contract to Kenneth and Rosemary Locker for one year with service to be performed on Monday and Thursday at a cost of \$10,000 per year with a 30-day nonperformance cancellation clause. **Passed.** Bob Houska abstained.

With no further business to come before the Board, the meeting was adjourned at 12:10pm.