

**BATLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
March 21, 2006 Minutes**

|                 |                |                     |
|-----------------|----------------|---------------------|
| <b>PRESENT:</b> | Chuck Hall     | President           |
|                 | John Shepherd  | Vice President      |
|                 | Sue Lancaster  | Secretary/Treasurer |
|                 | Lynn Shore     | Director            |
|                 | Frances Rose   | Director            |
|                 | Gordon Elliott | Director            |
|                 | Charlie Farr   | Director            |
|                 | Jay Haygood    | Director            |
|                 | Frank Oakley   | Director            |

**Absent:** Jane Chapman Association Manager

The **meeting** was called to order at 10:04am by Chuck Hall, President.

#### **APPROVAL OF MINUTES**

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the February 21, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

#### **MANAGERS REPORT**

Jane Chapman submitted a written report. The status of the insurance claims for the broken light poles will be presented at the next Board meeting. Lynn Shore spoke on the rationale behind proceeding or not proceeding with a lawsuit to collect on a delinquent account. Chuck Hall will discuss the specifics of particular cases with Jane Chapman and Lynn Shore.

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

#### **OLD BUSINESS**

**Canine Waste Management:** As four trash cans have been budgeted for in the 2006/07 fiscal year, the purchase of pet stations for waste disposal will be tabled. The trash cans will be strategically placed to serve as litter and waste receptacles. An additional trash can may be necessary for the Canyon View walking path. Micro Plastics will be contacted for a bid on 4-6 signs which request pet owners to immediately clean up after their pet.

**Vehicle Parking:** A workshop is scheduled for Tuesday, March 28, 2006 at 9:30am at the Activity Center to work on the vehicle parking concerns within the community.

**Recycle Bin:** It is apparent the recycle bin will need servicing more than once a month. Gerald Cook

of Dependable Waste did pick up the recent overflow. A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to authorize Chuck Hall to modify the recycle bin contract to allow for a pickup every three weeks, if deemed necessary. **Passed.**

## **NEW BUSINESS**

**Appointment of Lynn J Shore:** Battlement Mesa Partners has appointed Lynn J Shore as Declarant Representative on the Battlement Mesa Service Association Board of Directors.

**Sippelle Drive & Spencer Pkwy Maintenance Agreement:** The Garfield County Board of Commissioners will hold a public meeting on Monday, March 27, 2006 regarding the inclusion of Sippelle Road and Spencer Parkway in the Garfield County Road System. Lynn Shore noted the line revisions within the Landscaping and Sidewalk Maintenance Agreement. A **motion** was duly made by John Shepherd and seconded by Frances Rose to approve the maintenance agreement draft and authorize Chuck Hall to sign the finalized agreement, provided there are no major revisions. **Passed.** Lynn Shore abstained.

**Architectural Standard Changes:** Sue Lancaster reported the Architectural Committee is reviewing the current documents for any modifications needed in the standards or the applications. At this time the Architectural Committee is proposing a change in 5.01 New Home Submittals - f. It was also suggested the wording of "one foot square sample" be changed to "one square foot sample". A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to accept the revised version of 5.01 (f) for the Architectural Standards. **Passed.**

**Supplemental Declaration (Kum-n-Go):** The declaration was included in the Board packets and it was noted this annexation would be recognized as Delegate Area 17. As such, the area would be entitled to a delegate position on the Board, if they so choose.

## **OTHER BUSINESS**

None.

## **COMMITTEE REPORTS**

**Covenant Protection Committee:** Dan Locker submitted a written report. \*No notices regarding trash cans remaining in view were sent during the switch in trash removal providers. As of Thursday, March 23, 2006, notices regarding this noncompliance issue will again be processed. \*A hearing is scheduled for April 4, 2006, at 10:00am for 116 Rosewood Way. The vehicle parking workshop has been moved to immediately follow the hearing. Chuck Hall handed out the current Hearing Status Log. \*Covenant representatives are needed for Monument Creek Village, Tamarisk Village, Canyon View and Mesa Ridge. \*The correspondence from Garrett and Callayne Duncan was reviewed. While the covenants do allow wire fencing behind wood fencing, the wire must be chain link or dark plastic-coated wire as stated in the covenant.

**Wildfire Restoration Project:** Ken Maxon handed in a notice from the Stepp Foundation stating the additional funding should be received shortly. Bill Baer is serving as the Grant Coordinator. With the upcoming mowing and planting, the new growth should compete with the cheat grass and diminish the fire danger. As the project winds down, tree plantings will be considered as the final phase. The Wildfire Restoration Project's books have been audited twice for financial accountability.

**Architectural Committee:** Sue Lancaster announced the Architectural Committee will now be meeting

in the Craft Room at the Activity Center. She thanked Battlement Mesa Company for the past use of their conference room. \*The Architectural Committee is awaiting more information on the construction of five houses in First Eagles Point.

**Oil & Gas Committee:** Frances Rose submitted a written report. She noted Bill Nelson's program on "Drilling 101" should be of interest to local residents. It can be viewed through on [www.garfield-county.com](http://www.garfield-county.com) under County Departments and Oil/Gas items.

**Roads Committee:** John Shepherd submitted a written report. \*Chuck Hall will attend the Garfield County public meeting on March 27, 2006 regarding Sippelle Drive and Spencer Parkway. \*For Item 71, a traffic study will be conducted by the Garfield County Sheriff's Department. \*Snow plows will undoubtedly face unplowable streets until the County enforces the "No Parking on Snowplow Routes" advisory.

**Landscape Committee:** Gordon Elliott reported Bruce Baker of Baker & Associates is working on the early season pruning and rocking projects. \*A contractor is sought to finish the entrance projects begun last summer. \*A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to solicit bids for the Willow Creek fence project funded within the 2006/07 budget. **Passed.**

**Community Accent Committee:** Gordon Elliott reported the solar light has been ordered. With the flags and necessary hardware already here, Gordon Elliott and Mike Stiers will be scheduling an installation day. Following the installation, the V.F.W. has agreed to officiate at the opening ceremony. Gordon Elliott will contact the V.F.W. regarding the date and time. \*The website will be launched March 31, 2006. A mass mailing of announcement postcards will be sent out to all local residents and absentee property owners. Gordon Elliott went on to highlight the website's features.

**Residential Use Committee:** Frank Oakley informed the Board that Garfield County has no regulations or laws on record regarding the residential use concerns.

**Bike Path Committee:** The committee is being finalized and is beginning work on the easements needed to expand the path system.

### **ACTION ITEMS**

Any additions or deletions to the Action Items should be emailed to John Shepherd.

With no further business to come before the Board, the meeting was adjourned at 12:13pm.