

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
April 17, 2007 Minutes**

PRESENT:	Chuck Hall	President
	Ron Schelling	Secretary/Treasurer
	Eric Schmela	Director
	Ray Barbour	Director
	Lynn Shore	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Sue Lancaster	Director

Also Present:	Jane Chapman	Association Manager
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Absent:	John Shepherd	Vice President
	Gordon Elliott	Director

The **meeting** was called to order at 10:00am by Chuck Hall, President.

APPROVAL OF MINUTES

A **motion** was duly made by Lynn Shore and seconded by Sue Lancaster to approve the March 20, 2007 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report. The auditor will be here in May and can be queried about the Association's tax status. Lynn Shore stated the area used by ATV riders for riding/jumping is Service Association property. Chuck Hall and Jane Chapman will review the area to determine what action can restrict their activities. Jane Chapman reported the drainage ditch along Stone Quarry will be cleaned out in conjunction with the path resealing this spring. Consolidated Metro District has located a main sewer line behind 142 Mineral Springs Circle in the area of the sinkhole. CMD has filled in the sinkhole behind the fence and is monitoring the area. Ron Schelling will review the Resolution for Collection of Unpaid Assessments in regards to interest charges on delinquent accounts and make a recommendation at the May Board meeting. Chuck Hall noted the Board minutes should record the percentage of delinquencies / collected delinquencies.

Financial Report: A **motion** was duly made by Lynn Shore and seconded by Ray Barbour to approve the March 2007 financial statements as presented, subject to audit. **Passed.** Unanimous.

OLD BUSINESS

188 Lodgepole Circle: Ron Schelling asked about the settlement offer proposed by Idylwild Construction's attorney and whether a statute of limitations exists for action against a defunct company. Jane Chapman will ask the Association's attorney about the existence of limitations. A **motion** was duly made by Ron Schelling and seconded by Sue Lancaster to reject the proposed settlement figure of \$5,672.90 offered by Garfield & Hecht, P.C. for the property at 188 Lodgepole Circle. **Passed.** Unanimous.

56 West Bonanza Place: On March 5, 2007 the Board voted via email/fax to sell the lien on the property to Bill Culpepper in the amount of \$2417.80 plus an additional \$200.00 in attorney fees. A **motion** was duly made by Sue Lancaster and seconded by Lynn Shore to ratify that decision. **Passed.** Unanimous. Since that date, Robert Hoag has redeemed the property, come into compliance and the daily \$50.00 fine has ended. The Association has not received the garnishment yet, but it should arrive soon. At that point, the Board will consider any further steps regarding this property.

12 West Tamarack Circle: This property sold April 16, 2007. The past due assessments and legal fees were collected at the closing. The fines were rescinded. Jane Chapman will draft a letter to the new homeowners regarding the repainting of the home for Chuck Hall's signature.

Parking Restrictions: The email from HindmanSanchez was reviewed. Further review of these parking restrictions will take place at the Workshop scheduled on May 9, 2007.

NEW BUSINESS

Street Litter Pickup: Parkway Services has submitted a bid for the inclusion of Thunderberg Trail in their litter pickup route. Following discussion, this item was tabled until the completion of the spring ride-around to determine which streets, if any, should be added to the current street litter pickup contract.

OTHER BUSINESS

None.

COMMITTEE REPORTS

Trails Committee: Dave Devanney, Sandy Getter and Elaine Warehime represented the Trails Committee. Dave Devanney submitted a written report. Sue Lancaster will forward a copy of the report to Frank Lancaster and the Board will refer to the report for future budgets. Dave Devanney noted the report details the current trail situation and the next report will include projections for future trails within the community.

Covenant Protection Committee Report: Dan Locker submitted a written report. Ron Schelling will attend the May 8, 2007 Covenant Protection Committee meeting. A notice will be placed in the "The Sun" noting the common areas behind homes may not be used as access to back yards, dump areas for lawn debris, horseshoe pits, etc...

A letter from William Nelson, 35 Locust Way, was read by Chuck Hall. Mr. Nelson has requested the Service Center be reviewed for covenant violations. Dan Locker will assess the Service Center. Lynn Shore and Eric Schmela will assist Dan Locker in that task. Jay Haygood recommended the Service Center be included in the ride-around.

Architectural Committee: A written report was submitted. Lynn Shore noted a new home construction application was denied due to a Garfield County regulation. Mr. Shore is concerned the Architectural Committee overstepped their authority in that instance.

Oil & Gas Committee: Frances Rose submitted a written report. Chuck Hall stated the Energy Expo is scheduled for May 2, 2007 at the Rifle Fairgrounds and the Energy Invitational Golf Tournament is scheduled for June 22, 2007 at the Battlement Mesa Golf Course.

Road Committee: No report was submitted. Jane Chapman noted the streets will be swept towards the end of April. A notice will be placed in "The Sun" asking residents to not park in the streets during that time to aid the sweeper. As Tamarisk Meadows was not swept last year, Jay Haygood requested the street sweeper start in Tamarisk Meadows.

Landscape Committee: No report was submitted.

Wildfire Restoration Project: No report was submitted.

Community Accent Committee: A written report was submitted. Volunteers are sought for the Committee to accomplish several upcoming projects.

ACTION ITEMS

John Shepherd submitted a written report.

Tamarisk Village Ballot: Jay Haygood, Ray Barbour and Ron Schelling volunteered to count the ballots for the Tamarisk Village Delegate vote.

Lynn Shore announced the Historical Society has completed the renovation of the old school house. An Open House is scheduled for May 5, 2007 from noon until 3:00pm. With meeting rooms available there, the Board might consider using this building for a future Board meeting.

With no further business to come before the Board, the meeting was adjourned at 11:28 am.