

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
April 19, 2005  
MINUTES**

<b>PRESENT:</b>	Chuck Hall	President
	John Shepherd	Vice President
	Sue Lancaster	Secretary/Treasurer
	Gordon Elliott	Director
	Jay Haygood	Director
	Bob Houska	Director
	Ken Maxon	Director
	Frances Rose	Director
	Tom Beard	Director
	Charles Farr	Director

**Also Present:** Jane Chapman Managing Agent

The **meeting** was called to order at 10:02am, Chuck Hall President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the March 15, 2005 Board of Directors meeting minutes as presented. **Passed**

**MANAGERS REPORT**

**Financial Report:** A **motion** was duly made by Frances Rose and seconded by John Shepherd to accept the March 2005 financial statements as presented subject to audit. **Passed. Unanimous**

**OLD BUSINESS**

**Guidelines for CPC Inspector:** A **motion** was duly made by Ken Maxon and seconded by Sue Lancaster to accept the Guidelines as presented. **Passed.**

Will need to talk to the Covenant Protection Committee to identify and make more specific guidelines for the rules and regulations regarding what is a expectable yard and what is not.

**Sandwich Board Signs:** The Board came to a decision that signs will not be allowed at intersection medians. John Shepherd will draft letter regarding sandwich board signs.

A **motion** was duly made by Bob Houska to reconsider the approval of the minutes. There was no second.

**Trex:** Chuck Hall discussed the letter sent to the Consolidated Metropolitan District requesting the Battlement Mesa Service Association be allowed to have the trex that is now on entrance deck to the Battlement Mesa Activity Center when they are ready to replace it. The Battlement Mesa Company Maintenance department will remove it and store it at the service center to used for benches at the cost of \$1,700.00.

**NEW BUSINESS**

**Request from Encana:** Encana is requesting the Board to grant easement across Battlement Mesa Service Association area to install an above ground 3-phase electric power line. A **motion** was duly made by Gordon Elliott and seconded by Tom Beard to ask Jack Fincham to meet with the Board of Directors at the May meeting. **Passed.**

**Entrance Landscaping:** Gordon Elliott recapped the bid proposal processes. SPL was eliminated because he did not attend the walk-thru. The committee recommends Ken Seidel Enterprises. Ken lives in the community and has had many years of experience, and submitted a competitive bid. A **motion** was duly made by John Shepherd and seconded by Charles Farr to accept the committee's recommendation for Ken Seidel Enterprises to do the Entrance Landscape projects. 8 For 1 Opposed **Passed.**

**Increase in Electricity:** After discussion, a decision was made to get the cost per home and check the wattage difference. Further discussion will be held at the May meeting.

## **OTHER BUSSINESS**

### **Covenant Violation:**

JT Romatski, a homeowner in Stone Ridge, received a violation notice from Mr. Farr stating he was in violation regarding parking of his truck behind fence in his backyard. Mr. Romatski had an altercation with M. Farr. He is extremely upset about how this was handled. Chuck Hall clarified the Covenant changes. Mr. Farr was in error when he stated Mr. Romatski was in violation. Mr. Hall explained if there are changes made to the Stone Ridge Village parking restrictions. They will need to be voted on by the members of that Village.

**Association Damage:** The Landscape committee will look at the damage to the tree and area in the median that was hit by car and then make their recommendation to the Board.

Ken Maxon handed out a resolution.

## **COMMITTEE REPORTS**

**Covenant Protection Committee:** Written monthly report was presented.

**Architectural Committee:** Written monthly report presented by Derek Helliwell. Gordon Elliott recommended they put together recommendation for Architectural Committee inspector duties.

**Oil & Gas Committee:** They met with Encana and discusses the number of wells they are looking at putting in, mostly on the South side of the river. Encana has moved into the old American Soda offices.

**Road & Bridge Committee:** John Shepherd discussed the accident on Stone Quarry and a need for a guard rail. John Shepherd will schedule a walk around with the Board members and Garfield County Road & Bridge to identify problems.

**Lighting Committee:** A **motion** was duly made by Tom Beard and seconded by Frances Rose to approve expenditure to Western Frontier Electric for the non-probmatic lights with the exception of 1 light across from Sipprelle. **Passed**

**Wildfire Restoration Project:** Their next meeting is in May.

**Landscape/Beautification Committee:** No report

**Community Accent Committee:** Gordon Elliott said they were working on developing a Web-site to link to Battlementmesa.com. They have talked to Tom Beard and are working with him.

**Fence Committee:** 20 year report was presented.

## **ACTION ITEMS**

▶ List was reviewed.

▶ Chuck Hall set-up a workshop regarding additional parking restrictions.

▶ Ken Maxon presented his resignation to the Board. He stated he will continue to serve until his replacement is elected.

▶ Tom Beard discussed the Dry Creek Road lawsuit. He recommended to the Board to consider pulling the attorney that has been working on our behalf off the case. We have spent in excess of \$8,000.00 for a problem we did not cause. **Dry Creek Road Attorney costs will be put on May agenda.**

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