

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 16, 2006 Minutes**

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

Also Present: Jane Chapman Association Manager

The **meeting** was called to order at 10:01am by Chuck Hall, President.

APPROVAL OF MINUTES

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the April 18, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report. * The trash cans and canine waste signs will be installed after the locates are done. *The street sweeping began on schedule May 15, 2006. *The discussion of delinquent assessments was tabled until the option of utilizing Small Claims Court is reviewed under New Business. *Chuck Hall authorized the removal of tree roots along the fence line behind 12 West Tamarack Circle. *A hearing was scheduled for Tuesday, June 20, 2006 at 1pm for Mr. Weber of 35 Dogwood Lane.

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

OLD BUSINESS

Investment of Reserve Funds: Ray Barbour reviewed the proposed money management changes outlined by himself and Chuck Hall. A **motion** was duly made by Frances Rose and seconded by Lynn Shore to accept Mr. Barbour's nine-item proposal as outlined upon review by the Association's accounting firm. **Passed.** Unanimous. Ray Barbour will provide Jane Chapman with the forms required by Countrywide Bank and Edward Jones Investments. The Board of Directors expressed their thanks to Ray Barbour for his time and effort in researching these investments.

Willow Creek Fence Replacement: Jane Chapman reviewed the bid proposal received from Tonder Construction. A **motion** was duly made by Gordon Elliott and seconded by Sue Lancaster to award the

project to Tonder Construction for the sum of \$48,740.00 as outlined in the proposal. **Passed.** Unanimous. Jane Chapman will survey the Battlement Creek Village fence for maintenance. Any perceived construction issues will be reviewed with Tonder Construction prior to the installation of the Willow Creek fence.

Parking: The proposed addendum to 8.16 of the Covenants, regarding parking, was reviewed. It will read:

As per the definition of each parking apron type in the BMSA Architectural Standards, permissible parking surfaces are driveways, concrete parking aprons adjacent to the driveway or gravel parking aprons adjacent to the driveway, or behind a six-foot fence. These parking areas are limited to automobiles or trucks (no larger than one (1) ton).

The Architectural Committee will define the parking surfaces within their standards.

NEW BUSINESS

Small Claims Court:: Ray Barbour submitted a written report and outlined the Small Claims Court process for the Board of Directors. A **motion** was duly made by Gordon Elliott to use Small Claims Court to collect outstanding fines and/or assessments and each month to select the two (2) oldest outstanding accounts under \$650.00 for Small Claims Court, with a review of the Small Claims Court process scheduled in six months. **Passed.** Unanimous. Mr. Barbour is willing to assist in the implementation and management of the project. Mr. Barbour does request reimbursement for any fuel expenditures in this endeavor.

OTHER BUSINESS

Residential Use Letters: Frances Rose presented to the Board of Directors three letters from the Town of Parachute to its various residents on the subject of residential use. The topic was referred to Frank Oakley for further investigation.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. John Shepherd attended the meeting. Village representation by each village is vital to the Covenant Protection Committee's success. *Two letters regarding barking dogs on Sagemont Circle was reviewed. A citation has been issued to the dogs' owner by the Garfield County Sheriff's Department based on a complaint and documentation submitted by an adjacent homeowner. Dan Locker will be updated on the situation. * Charlie Farr reviewed a letter from Eleanor Nelson regarding the Stone Ridge Village entrance. The letter will be forwarded to the Landscape Committee for their review. * Frank Oakley inquired about the construction of a treehouse in Monument Gulch. Lynn Shore is aware of the situation and will be approaching the "builders" this week to remove the construction. * Gordon Elliott, Dan Locker and Jane Chapman will tour the community to schedule the mowing of the common areas.

Architectural Committee: Sue Lancaster submitted a written report. A special meeting of the Architectural Committee will be scheduled to work on the document revisions. These changes will be emailed to the Board of Directors.

Oil & Gas Committee: Frances Rose submitted a written report compiled by Bill Nelson.

Roads Committee: John Shepherd submitted a written report. *Chuck Hall will sign the paperwork for

Item 1 (County acceptance of Sippelle and Spencer) finalizing this item. *New crossing lights have been installed at the Middle School, finalizing Item 4. *John Shepherd will draft a letter to Garfield County requesting enforcement on “No Parking” during the snow season to alleviate this problem – Item 5. *Item 7 – The new Kum and Go sign, although large, does not obstruct visibility at the intersection. Lynn Shore noted the Battlement Mesa directional sign at the same intersection was slated for removal in the past and could be removed now. *Jay Haygood noted the reflective street signs are faded and asked John Shepherd to request new signs. *Gordon Elliott noted the entrance by the waterfall is too narrow for large trucks and/or semis and requested “No Truck Traffic” signs be posted at that entrance. *Gordon Elliott also noted a section of roadway between Battlement Trail and Roan Creek Drive has sunken below grade.

Landscape Committee: Gordon Elliott reported the tree by the pond at the entrance will be cut down. The Committee will tour the community on June 1, 2006 and relay their observations to the Board at the June 20, 2006 meeting.

Wildfire Restoration Project: Gordon Elliott noted a seeding review walk-through is scheduled. The next area of concern is Area 4.

Community Accent Committee: Gordon Elliott reported the flags are raised and illuminated. The Dedication Ceremony is scheduled for Monday, May 29, 2006 at 8:00am, prior to the Memorial Day Golf Tournament. *Gordon Elliott requested a task committee be formed to tackle the challenges faced when posting documents on the new website. Current photo submissions of the area are also welcome.

Residential Use Committee: Frank Oakley will look into the letters from the Town of Parachute submitted earlier in this meeting.

Trails Committee: Lynn Shore has met with Dave Devaney to review the land ownership of the areas being considered for the trail expansion.

ACTION ITEMS

John Shepherd submitted a written report. Item 72, the dirt and boulders at the new Kum and Go site, was discussed. Lynn Shore noted the material belongs to Kum and Go and, therefore, is theirs to use as they see fit. There has been one possible use noted – to straighten the S-curve along County Road 301. *Mr. Shore also noted on Item 65, the deeding of the open space, that Eric Schmela will be heading that project. *Gordon Elliott requested a workshop to revisit Item 14, the establishment of a 3 & 10 year plan. Chuck Hall will set up the workshop.

With no further business to come before the Board, the meeting was adjourned at 12:25pm.