

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 19, 2007 Minutes**

PRESENT:	Chuck Hall	President
	John Shepherd	Vice President
	Ron Schelling	Secretary/Treasurer
	Ray Barbour	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Sue Lancaster	Director

Also Present: Jane Chapman Association Manager

Absent:	Lynn Shore	Director
	Gordon Elliott	Director
	Eric Schmela	Director
	Kathy Grizzell	Director

The **meeting** was called to order at 10:06am by Chuck Hall, President.

Chuck Hall introduced Dr. Steve McKee, District 16 Superintendent and Jim Cook, architect for the new Middle School. Dr. McKee and Jim Cook presented the plans for the new Middle School. A question and answer period followed their presentation.

APPROVAL OF MINUTES

A **motion** was duly made by Ray Barbour and seconded by Ron Schelling to approve the May 15, 2007 Board of Directors Meeting minutes as presented. **Passed.** Unanimous. A **motion** was duly made by Sue Lancaster and seconded by Ray Barbour to approve the June 5, 2007 Special Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report. Ron Schelling noted the mowing has not been completed along Northstar Trail. Jane Chapman will check on the mowing progress. Jane Chapman also noted Tamarisk Village may not have low water pressure. In most instances, raising the sprinkler heads or alerting the homeowner to the height of their lawn resolves the issue. There has been no response from Grace Homes in regard to forwarding new Certificate of Occupancies to the Service Association for reference on Association issues.

Financial Report: A **motion** was duly made by Jay Haygood and seconded by John Shepherd to approve the May 2007 financial statements as presented, subject to audit. **Passed.** Unanimous.

OLD BUSINESS

188 Lodgepole Circle: This item will be discussed later in Executive Session.

Architectural Changes: A workshop is scheduled for Thursday, June 28, 2007 at 1:00 p.m. to finalize the architectural changes.

Street Sweeping: All Around Sweeping submitted a bid to finish sweeping the community. A **motion** was duly made by John Shepherd and seconded by Sue Lancaster to contact Flatiron Building Services requesting the original bid plus \$3,000.00 additional dollars be honored or all payment would be withheld. Jane Chapman noted Flatiron's revised proposal was equal to the proposal presented by All Around Sweeping and, due to Flatiron's quality of work, she recommended the Board consider having Flatiron finish the job. The previous motion was **withdrawn**. A **motion** was duly made by John Shepherd and seconded by Jay Haygood to pay Flatiron an additional \$7500.00 maximum subject to Jane Chapman negotiating for a lesser figure of \$5000.00 to \$6500.00. **Passed.**

Jay Haygood recommended the Street Sweeping Committee be reactivated to research the ownership of a street sweeper by the Service Association.

NEW BUSINESS

118 Green Mesa Place – Schedule Hearing Date: This item will be discussed later in Executive Session.

56 West Bonanza Place – Outstanding Balance: This item will be discussed later in Executive Session.

OTHER BUSINESS

None.

COMMITTEE REPORTS

Covenant Protection Committee Report: Dan Locker submitted a written report. Notices regarding the mowing of vacant lots have not been sent out due to a lack of contractors available to mow; however, Everett McAlary of Mac's Dirt Works is available. Battlement Mesa Maintenance is available also. A **motion** was duly made by John Shepherd and seconded by Ron Schelling to have BMC mow the lots, post the charge to the owners account and send a billing statement with the noncompliance notice. **Passed.**

Dan Locker noted 56 West Bonanza Place is back in compliance as of this morning although Mr. Hoag has not notified the Association of his compliance.

Kathy Grizzell will attend the July 10, 2007 Covenant Protection Committee meeting.

Architectural Committee: A written report was submitted.

Oil & Gas Committee: Frances Rose noted the Committee will be meeting with Encana to finalize the Energy Golf Tournament scheduled for Friday, June 22, 2007.

Road Committee: Frank Lancaster submitted a written report. Garfield County has received no bids for the road work located from the waterfall to the I-70 interchange. Jay Haygood noted areas within Battlement Mesa with drainage issues. Jay Haygood will identify the specific areas and pass his findings along to Frank Lancaster.

Landscape Committee: No report was submitted.

Wildfire Restoration Project: No report was submitted.

Community Accent Committee: No report was submitted.

Trails Committee: Dave Devaney submitted a written report.

The Board went into Executive Session at 11:52 am. to discuss 188 Lodgepole Circle, 118 Green Mesa Place and 56 West Bonanza Place.

The Board came out of Executive Session at 12:22 pm.

188 Lodgepole Circle: A **motion** was duly made by Ron Schelling and seconded by Sue Lancaster to reject the counterproposal from Garfield & Hecht, P.C. and proceed with foreclosure on 188 Lodgepole Circle unless the Association's previous offer is accepted. **Passed.** Unanimous.

56 West Bonanza Place: A **motion** was duly made by Jay Haygood and seconded by John Shepherd to set a hearing for Robert Hoag of 56 West Bonanza Place on Tuesday, July 31, 2007 at 7:00 pm regarding the account's outstanding balance. **Passed.** Unanimous.

118 Green Mesa Place: A **motion** was duly made by Sue Lancaster and seconded by John Shepherd to set a hearing for Kent Martin and Michael Leone of 118 Green Mesa Place on Tuesday, July 31, 2007 at 8:00 pm regarding their failure to complete the landscaping within the prescribed time frame. **Passed.** Unanimous.

ACTION ITEMS

John Shepherd submitted a written report.

Jay Haygood requested a street sweeper committee be added to the Action Items.

Item #14 will be replaced with long-range planning. Gordon Elliott is assigned this item.

Ron Schelling noted the charging of monthly interest on delinquent accounts will not be pursued.

With no further business to come before the Board, the meeting was adjourned at 12:34 pm.