

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 20, 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
	Eric Schmela	Declarant

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

APPROVAL OF MINUTES

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the May 16, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

Lynn Shore formally introduced Eric Schmela to the Board of Directors. Eric Schmela will serve on the Board as Declarant / Director.

MANAGERS REPORT

Jane Chapman submitted a written report. The tree roots along Rainbow Trail are growing into the sprinkler system which will result in a higher cost to remove them. *The open space mowing has been reviewed by the Fire Chief. There is adequate defensible space throughout the community. Four areas that require an additional swath cut will be scheduled for completion.

Financial Report: A **motion** was duly made by Lynn Shore and seconded by Frances Rose to accept the May 2006 financial statements as presented subject to audit. **Passed.** Unanimous. *The auditors have completed their research and their report will be forthcoming. Ray Barbour's investment proposal is being reviewed. *The Collection Status Report was reviewed. Chuck Hall will choose two accounts for litigation in Small Claims Court.

OLD BUSINESS

Parking:

Aprons: The proposed addendum to 8.16 of the Covenants, regarding parking, will be sent to the Association's lawyers for review. The Architectural Committee will define the parking surfaces within their standards and Sue Lancaster will email the architectural definition to the Board for their approval.

Permits: Parking permits for extended periods of time are currently allowed within the Rules and Regulations Governing Battlement Mesa Service Association. Frances Rose will note this section in the paper within "Covenant Corner". Any homeowner wishing to apply for a permit should contact Dan Locker, Covenant Protection Officer. Gordon Elliott will draft the limits for the extended parking.

Wayne Ostermiller's Landscaping: Sue Lancaster has reviewed the property. The landscaping is complete. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to leave the imposed fines in place and Mr. Ostermiller is responsible for the current amount on his account.

Passed.

NEW BUSINESS

None.

OTHER BUSINESS

Recycle Bin: Frances Rose commented on the overflow that is left on the ground around the recycle bin. Dependable Waste does pick up the extra items, but those items are then hauled to the dump instead of being recycled. Gordon Elliott will draft survey questions to gauge the community's opinions on recycling and retaining the recycle bin. Each Director will then survey an appropriate percentage of their village to provide community input on this issue. A **motion** was duly made by Jay Haygood and seconded by John Shepherd to establish a schedule for an initiative to gather information on recycling by the September 19, 2006 Board of Directors meeting to determine the cost the community is willing to bear to continue the recycle program. **Passed.**

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. Jane Chapman will look into the feasibility of assessing fines on a foreclosed property and notify Dan Locker of her findings.
*The discussion on whether or not a pickup camper is considered a "recreational vehicle" was tabled.
*Stacked firewood is not considered unsightly and, therefore, is not in violation of any covenant. A recent notice and fine regarding stacked firewood will be removed from the homeowner's account.

(At this time, Frances Rose excused herself from the meeting. A quorum was still present.)

Wildfire Restoration Project: Ken Maxon reported Outdoor Services has sprayed the noxious weeds in Monument Gulch. A grant from HPP has been secured to reseed Area 4 behind Monument Creek Village. Ken Maxon, Gordon Elliott and Chuck Hall will meet to discuss the concluding steps of the project.

Architectural Committee: Sue Lancaster submitted a written report. The draft of the changes in the architectural standards will be submitted by Sue Lancaster.

Oil & Gas Committee: Frances Rose submitted a written report. Lynn Shore noted statements have been made referring to drilling activity in the P.U.D., but those remarks are misleading.

Roads Committee: John Shepherd submitted a written report. *Frank Lancaster will be the new Roads Committee chairman. *Only commercial delivery trucks should turn at the waterfall intersection. Any rig trucks exiting there should be reported to Garfield County Road & Bridge. Gordon Elliott noted a "Truck Route" sign would be beneficial at that intersection. Chuck Hall commented on the noise heard from jake brakes being used on the Parkway and suggested a "Community Friendly" sign be posted requesting truckers to not use jake brakes within the community. *A tour of the community roads will be scheduled in the upcoming weeks. Frank Lancaster will accompany Garfield County officials on the tour.

Landscape Committee: Gordon Elliott reported the open space mowing tour was completed. The quarterly landscape tour will be scheduled next with Jane Chapman. *Gordon Elliott expressed concern about Bruce Baker's health and the possible implications for the Association. *Lynn Shore will see to removing the remainder of the suds from the waterfall. *Jane Chapman will solicit bids from contractors for the entranceway projects.

Community Accent Committee: Gordon Elliott reported on the website's ongoing work. Integrity Technology will provide the upkeep on the website for a monthly fee of \$50.00. Gordon Elliott recommended the website be operated by a stand-alone committee chaired by Ann White. To date, the website has had over 1900 hits. More links are being proposed including a golf course link and a Battlement Mesa Company link. Eric Schmela is working on the latter. Information regarding the website will continue to be listed in "The Sun".

Residential Use Committee: Frank Oakley is investigating if the Service Association has the authority to enforce residential use restrictions.

Trails Committee: No report was submitted. The upcoming auction of land off of Battlement Parkway West was noted.

ACTION ITEMS

John Shepherd submitted a written report. Chuck Hall will meet with Eric Schmela to discuss a ten-year plan. A workshop is scheduled Monday, July 10, 2006 at 2:00pm for the Board on the three- and ten-year plans.

Jay Haygood noted the street sweeping was not completed. Jane Chapman reported the bill from Great American Sweeping, Inc. is being disputed because of the incomplete job.

Jane Chapman reported the tree house is still in Monument Gulch, but no activity has been reported there.

With no further business to come before the Board, a **motion** was duly made by Lynn Shore and seconded by Jay Haygood to adjourn the meeting at 12:35pm. **Passed.**