

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
June 21, 2005  
MINUTES**

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

**Also Present:** Jane Chapman Managing Agent

**Absent:** Charles Farr Director

The **meeting** was called to order at 10:05am, Chuck Hall, President.

#### **APPROVAL OF MINUTES**

In reading the May 17, 2005 minutes, it was noted that the motion regarding the median tree was not the action desired. The Landscape Committee, after looking at the tree, recommended not replacing the tree. A **motion** was duly made by Frances Rose and seconded by Tom Beard to accept the Architectural Committee recommendation of not replacing the tree. **Passed.** Unanimous.

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the May 17, 2005 Board of Directors meeting minutes as presented. **Passed.** Unanimous.

#### **MANAGERS REPORT**

Jane Chapman presented a written report.

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

#### **OLD BUSINESS**

**Hearings:** Roman Garcia has submitted an application to the Architectural Committee for his fence and deck, but it has not been approved yet.

**Dry Creek Road:** The Division of Wildlife has pulled out of the lawsuit. Further discussion will be held in an executive session prior to the end of the meeting.

**Covenant Protection Committee Inspector:** This issue will be discussed in an executive session prior to the end of the meeting.

#### **NEW BUSINESS**

**Request from Bob Wilson:** Bob Wilson made a landscape request regarding the guardrail along Stone

Quarry Road. The area runs 45 feet and the sprinkler system is moved back from the curb. Mr. Wilson's concern is that the area under the guardrail will turn into weeds. He proposed removing the grass to five feet back from the curb, installing fabric and large river rock. The Landscape Committee will look into this. Ken Seidel will be asked to review it and give a price estimate. Gordan and Bob will meet on this topic.

#### **OTHER BUSINESS:**

**Holy Cross:** Chuck Hall signed the Holy Cross Easement Agreement for the Encana power line.

**Deeding of Open Space:** A committee, of up to 5 members, will meet with Tom Beard to start the process. Frances Rose, Bob Houska, and Chuck Hall will serve on the committee.

#### **COMMITTEE REPORTS:**

**Covenant Protection Committee:** \* Annette Varbel submitted a written report. Adam Ford is the new representative for Tamarisk Village. \*There is a concern about a fire hydrant at Stone Quarry Road and Thunderburg Trail. The hydrant is behind a 6' fence and is not accessible. Jay Haygood informed the Board this is a non-functional hydrant installed by the owner of that property. \*Jay Haygood will attend the Covenant Protection Committee meeting on July 12, 2005.

**Architectural Committee:** Sue Lancaster submitted a written report.

Bruce Knuth had been interviewed and was recommended for the committee. Adam Ford is willing to serve as an alternate. The Architectural Committee would like to meet at the Activity Center because of the number of people that attend the meeting. \*The Committee requests a hearing be set for Richard Blake at 228 Willow Creek Trail for not having his landscaping complete within the specified time frame. The hearing will be on July 6, 2005 at 9:00am. A **motion** was duly made by Frances Rose and seconded by Bob Houska to approve Bruce Knuth as the new Architectural Committee member and Adam Ford as an alternate to the Architectural Committee. **Passed.** Unanimous.

**Oil & Gas Committee:** Frances Rose submitted a written report.

**Road & Bridge Committee:** A written report was submitted.

**Landscape/Beautification Committee:** Gordon Elliott reported there are no new items. He has met with Ken Siedel regarding the entranceway upgrades.

**Lighting Committee:** The lighting contract is in progress.

**Wildlife Restoration Project:** Ken Maxon reported that a 50-foot area near private property has not been sprayed yet. It is now covered with weeds.

**Community Accent Committee:** Gordon Elliott informed the board that an article about Battlement Mesa is in "The Guide" distributed by The Citizen Telegram. They will be continuing the "community needs to know" articles.

**Fence Committee:** No report. Some fences have plants growing through them. The property owners need to be contacted on this.

A **motion** was duly made by Tom Beard and seconded by Jay Haygood to go into executive session at 11:30am. to discuss the Dry Creek Suit and the Covenant Protection Officer. **Passed.** At 11:45am the Board came out of executive session.

A **motion** was duly made by Jay Haygood and seconded by Bob Houska to accept Dan Locker's proposal for the Covenant Protection Officer with a one-year contract beginning July 1, 2005. **Passed.** Tom Beard

abstained.

A **motion** was duly made by Tom Beard and seconded by Bob Houska to accept the dismissal of the lawsuit and agree to pay the legal fees incurred by the Association. **Passed.** Unanimous.

**Trex:** Chuck Hall will talk to Rocky Mountain Steel about selling the trex from the Activity Center deck to the Association when it is removed.

**ADJOURN:** With no further business to come before the Board, the meeting was adjourned at 12:02 pm