

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 18, 2006 Minutes**

PRESENT:	John Shepherd	Vice President
	Sue Lancaster	Secretary/Treasurer
	Lynn Shore	Director
	Charlie Farr	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Gordon Elliott	Director
	Eric Schmela	Director

Also Present: Jane Chapman Association Manager

Absent: Chuck Hall President
 Frances Rose Director

The meeting was called to order at 10:02am by John Shepherd, Vice President.

APPROVAL OF MINUTES

In the June 20, 2006 minutes, within the paragraph on "Parking-Aprons", Jay Haygood stated the last word should be "approval", not "comments". A **motion** was duly made by Sue Lancaster and seconded by Jay Haygood to approve the June 20, 2006 Board of Directors Meeting minutes as amended. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report and answered questions from the Board. Jay Haygood noted ATV activity through Tamarisk Meadows is impacting the neighborhood. Lynn Shore will send out a mailing regarding the prohibitions on ATVs to Saddleback Village and the RV Park. Jay Haygood will draft a letter to the Garfield County Sheriff's Department requesting enforcement of the county laws on ATVs and an article for "The Sun" informing the community of those same restrictions.

Financial Report: Gordon Elliott noted landscape maintenance and Tamarisk Village irrigation water are both over budget. While the first may be the result of comparison to a month-by-month projection of expenses, the irrigation water is higher due to Tamarisk Village residents who turn on the irrigation water themselves. A **motion** was duly made by Sue Lancaster and seconded by Lynn Shore for Jane Chapman to mail a letter to all Tamarisk Village residents informing them of this situation and the possible financial consequences. The letter will also contain information on ATV restrictions. **Passed.** Unanimous.

OLD BUSINESS

Recycle Survey: Gordon Elliott reviewed the recycle survey draft. A **motion** was duly made by Sue Lancaster and seconded by Charlie Farr to accept the recycle survey as presented and move forward with the survey. **Passed.** Jay Haygood emphasized the current recycling situation cannot continue as is. Lynn Shore stated Question #8 does not apply to the rental property residents and it will not be used.

Parking Amendment: The amendment is being reviewed by the Association's attorney at this time.

Parking Surfaces: Sue Lancaster submitted the proposed change to Architectural Standard 3.05. With the following changes (underlined), the standard will read as follows:

You may exceed driveway width for limited additional parking space. There must be Architectural Committee approval on all plans for additional parking space.

Materials that may be used can be concrete, concrete pavers, gravel, and brick with concrete between each brick.

If gravel is used, an edging around the gravel must be strong enough to hold gravel in place. The sub-grade should be firm and unyielding. Sub-grade materials can be sand with powder cement.

You may only extend the driveway on the side of garage that is not in front of the livable space of house.

Prior to the word "gravel", the words "large decorative" were removed.

A **motion** was duly made by Sue Lancaster and seconded by Gordon Elliott to accept the change to Architectural Standard 3.05 with the two amendments (the insertion of the word "Committee" and the comma). **Passed.** Jay Haygood abstained. Following discussion and the removal of the words "large decorative", the previous vote was withdrawn and the motion was re-introduced with the three amendments. **Passed.** Jay Haygood abstained.

Sue Lancaster submitted additional standard changes to be reviewed by the Board. A vote on these proposed changes will take place at the August 15, 2006 Board meeting.

Extended Parking Limits: Gordon Elliott will draft the limit guidelines for extended parking permits.

NEW BUSINESS

Fence – Eagles Point: Gordon Elliott inquired about the white fence installed in First Eagles Point and the approval of the fence by the Architectural Committee. Lynn Shore, speaking as the developer, Battlement Mesa Land & Development, apologized for the oversight in not first applying to the Architectural Committee for the fence's installation. Lynn Shore will attend the July 19, 2006 Architectural Committee meeting to remedy the oversight. A landscaping application for First Eagles Point will also be presented at that time.

Day Care: The homeowner on Rosewood Way has denied running a daycare service in her home.

OTHER BUSINESS

None.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. Gloria Benninghoff is the Covenant Protection Committee Representative for Canyon View. *Dan Locker questioned the Board on three specific covenant issues. Sue Lancaster will send a letter regarding the large hole on the property at 373 Lodgepole Circle and will research whether a canopy cover is permitted for a homeowner on Aspen Way. The wire fence in a back yard on Crestone Place is permitted as it has a wood screen and is behind a six-foot fence. *As Dan Locker will begin touring Valley View Village for covenant issues, a notice regarding covenant compliance will first be sent to the homeowners in Valley View Village. Jane Chapman will write the letter for Chuck Hall to approve and sign.

Architectural Committee: Sue Lancaster submitted a written report and the proposed changes in the architectural standards. The Board will review the proposed changes for the August 15, 2006 meeting. *Lynn Shore informed the Board RVs will be parked in Saddleback Village to create housing for a company working in the area until the end of this year. Saddleback Village's zoning allows RV parking and the utilities will be modified to accommodate them. Gordon Elliott requested prior notification of such arrangements in the future.

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

Roads Committee: John Shepherd submitted a written report.

Landscape Committee: Gordon Elliott, Bruce Baker and Jane Chapman toured the community. Their written report was submitted. The issue of landscaping trash bags left in the medians was discussed. A letter will be drafted to Baker & Associates requesting a prompt disposal of trash bags.

Wildfire Restoration Project: No report was submitted. It was noted Ken Maxon was interviewed by NBC on a television report regarding fire mitigation.

Community Accent Committee: Gordon Elliott reported the new website has resulted in at least two inquiries to local realtors from outside individuals interested in Battlement Mesa. The golf course is now linked into the site.

Residential Use Committee: No report was submitted.

Trails Committee: No report was submitted. The pedestrian path was inspected by Jane Chapman and Frank Lancaster. Jane Chapman will solicit bids for the needed repair work.

ACTION ITEMS

John Shepherd submitted a written report. On Item 55, Jane Chapman informed the Board Valley View Village has a new property manager and homeowners do sit on the Valley View Board.

With no further business to come before the Board, a **motion** was duly made by Gordon Elliott and seconded by Lynn Shore to adjourn the meeting at 12:02pm. **Passed.**