

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
July 19, 2005  
MINUTES**

<b>PRESENT:</b>	John Shepherd	Vice President
	Sue Lancaster	Secretary/Treasurer
	Gordon Elliott	Director
	Bob Houska	Director
	Frank Oakley	Director
	Frances Rose	Director
	Charles Farr	Director

<b>Also Present:</b>	Jane Chapman	Association Manager
	Lynn Shore	Managing Agent

<b>Absent:</b>	Chuck Hall	President
	Tom Beard	Director
	Jay Haygood	Director

The **meeting** was called to order at 10:00am by John Shepherd, Vice President.

#### **APPROVAL OF MINUTES**

A **motion** was duly made by Bob Houska and seconded by Frances Rose to approve the June 21, 2005 Board of Directors meeting minutes as presented. **Passed.** Unanimous.

A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to approve the July 6, 2005 Hearing minutes as presented. **Passed.** Unanimous.

#### **MANAGERS REPORT**

Jane Chapman presented a written report. \*She reported the gate and fencing to block access to the area by Comcast Headend will approximately cost \$2400. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose to install the gate. As the fencing material is wire, a variance will be applied for with the Architectural Committee. A **motion** was duly made by Frances Rose and seconded by Bob Houska to install the wire fence subject to approval by the Architectural Committee. A notice regarding the installation will be posted.

**Financial Report:** A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to accept the June 2005 financial statements as presented subject to audit. **Passed.** Unanimous.

#### **OLD BUSINESS**

**Hearings:** Robert Blake has not notified Jane Chapman of his project's completion. Discussion ensued as to levying a fine against Mr. Blake. A **motion** was duly made by Bob Houska to assess the fine starting July 11, 2005 and continue until Mr. Blake notifies Jane Chapman. There was no second. **Motion failed.** The status of his project will be checked on by Sue Lancaster.

**Holy Cross Energy Increase:** Jane Chapman presented a cost comparison. It was decided to continue

tracking the costs to accurately budget for it next year.

## **NEW BUSINESS**

**Battlement Creek Village Fence:** Although the fence was not scheduled for replacement until next year, the wind has damaged it beyond repair. A bid from Jeff Tonder for a wood fence and from Flat Tops Fencing for a vinyl fence were considered. Clarification is needed from both contractors so Jane Chapman will call Jeff Tonder for a vinyl fence bid and Flat Tops Fencing for a wood fence bid. The taxes charged on the bids also need clarification.

## **OTHER BUSINESS**

**Senate Bill 100:** Laura Sanchez will meet with the Board of Directors August 2, 2005 at 1:00pm to discuss the implications of Senate Bill 100. Dan Locker will be invited to attend.

## **COMMITTEE REPORTS:**

**Covenant Protection Committee:** Dan Locker presented his report discussing the notices he has sent to various homeowners.

**Architectural Committee:** Sue Lancaster submitted a written report. Three hearings are scheduled for August 2, 2005 beginning at 10:00am. A shed has been erected at 38 Ridgeview Place, an unapproved covered deck at 46 Pinnacle Place and the home at 12 West Tamarack Circle has been painted without approval. \* Sue Lancaster also discussed the xeriscape requirement in Senate Bill 100. Gordon Elliott will get an official definition of xeriscape to establish standards. The Architectural Committee will put together a list of acceptable plantings.

**Oil & Gas Committee:** Frances Rose reported several members attended the Energy Forum in Rifle.

**Road & Bridge Committee:** John Shepherd presented a written report. Bob Wilson had requested stone under the guardrail along Stone Quarry. Garfield County Road & Bridge has recommended  $\frac{3}{4}$ " rock. Gordon Elliott stated the rock would only need to go three feet back from the curb, but there may be a need for excavation or edging installed to hold the rock in. It will be watched through this season to note how much maintenance is required without the rock. John Shepherd will send Bob Wilson a letter stating this.

**Landscape/Beautification Committee:** Gordon Elliott reported on the rock project at the entrance to Battlement Mesa. A letter will be sent to Ken Seidel asking for a progress report, a timeline for completion and a monthly status report to Jane Chapman.

**Lighting Committee:** No report.

**Wildlife Restoration Project:** No report.

**Community Accent Committee:** Gordon Elliott stated the committee is recruiting new members.

**Fence Committee:** No report.

## **ACTION ITEMS**

**Fine Schedule:** John Shepherd handed out a fine schedule for the Board to review. Gordon Elliott raised the idea of restructuring the hearing process. This will be discussed with Laura Sanchez at the August 2, 2005 meeting.

**ADJOURN:** With no further business to come before the Board, the meeting was adjourned at 12:04 pm