

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 15, 2006 Minutes**

PRESENT:	Chuck Hall	President
	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
	Frances Rose	Director

Also Present: Jane Chapman Association Manager

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

APPROVAL OF MINUTES

A **motion** was duly made by Lynn Shore and seconded by Frances Rose to approve the July 10, 2006 Special 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 18, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous. Chuck Hall noted the vote on the parking amendment dealt with the wording of the amendment. Whether or not this amendment becomes the official standard will be decided by a vote of the homeowners.

MANAGERS REPORT

Jane Chapman submitted a written report. When the Edward Jones account is finalized, the financial statement will reflect the account change. Jane Chapman will update the status of any Small Claims Court proceedings by contacting Ray Barbour. Chuck Hall requested the collections report from HindmanSanchez be forwarded to him upon its arrival.

Financial Report: A **motion** was duly made by Lynn Shore and seconded by Sue Lancaster to accept the July 2006 financial statement as presented, subject to audit. **Passed.** Unanimous.

OLD BUSINESS

7th Amendment: The 7th Amendment draft was reviewed.

Ballot: The makeup of the 7th Amendment ballot was discussed. The ballot will be prepared.

Recycle Survey: Gordon Elliott reviewed the finalized recycle survey. Survey ballots and village contact lists were distributed to the Board. August 31, 2006 is the deadline for turning the data into Gordon Elliott.

Canopy Cover: Sue Lancaster reviewed the architectural standards regarding a canopy cover. It is not a permitted item. Dan Locker will notify the homeowner currently using a canopy cover.

Extended Parking Limit: Gordon Elliott will draft the Extended Parking Limit standard, defining the circumstances under which an extension would be granted and the acceptable time limits.

NEW BUSINESS

Vegetation Overhang: There has been concern expressed of vegetation overhang between two property owners. Jane Chapman will ask the Association's attorney to review this issue and to determine the Association's position in this issue. Once a position is determined, a letter will be drafted to notify the homeowners of the outcome.

Architectural Standards Changes: The Architectural Committee has submitted their proposed changes to the Architectural Standards. This item was tabled for review. Eric Schmela will work with the Architectural Committee on future considerations.

Construction Site Inspector: Gordon Elliott suggested a Construction Site Inspector be used to follow the construction progress of new homes. The Inspector would routinely compare the stages of construction against the approved construction plan. The Architectural Committee and Eric Schmela will take Mr. Elliott's suggestion under consideration.

OTHER BUSINESS

Larsen/Coyle Correspondence: A letter received from a homeowner expressed concern about the agreement between Battlement Mesa Service Association and Garfield County regarding the maintenance of the medians. Eric Schmela will research the documentation on this agreement. Chuck Hall will contact Bill Wilde regarding the documentation, also. John Shepherd will contact Mr. Larsen directly regarding the matter.

Street Sweeper: Jane Chapman will write the Town of Parachute to ask about using their street sweeper next spring. When the request appears on the Parachute Council agenda, a BMSA representative will attend that meeting.

Signs/Trash Cans: Jane Chapman reported the six (6) ATV traffic signs have arrived and will be scheduled for posting. Lynn Shore stated the restrictions on ATVs were printed in the tenant newsletter and a mailing to all the rental residents is forthcoming. Jay Haygood requested the issue of trash cans be revisited at budget time to determine if additional trash cans can be placed in the community, especially near the elementary school.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. Following review, it was determined a trampoline, swing set or other such toy located in a front yard is not a covenant violation.

The use of recycled fencing was reviewed. The Architectural Standards do not prohibit the reuse of materials as long as the finished fencing is a uniform color. Sue Lancaster will notify the homeowner by letter of this requirement. Dan Locker has begun touring Valley View Village for covenant violations. To date, compliance requests have been well received.

Architectural Committee: Sue Lancaster submitted a written report.

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

Roads Committee: Frank Lancaster submitted a written report. Jay Haygood noted the deterioration of the road along Stone Quarry and Rainbow Trail. John Shepherd will look into whether the large vehicles using the road are required to obtain overweight licenses. Mr. Shepherd will also draft a letter requesting jake brakes not be used within the community. Copies of the letter will be sent to Garfield County, Williams Production, Encana and Barrett. The use of brake mufflers will be suggested within the letter. John Shepherd will draft two additional letters: (1) – A request to Garfield County to establish a truck route that eliminates large truck traffic from turning into the community at the waterfall; and (2) – A request to Garfield County to enforce the parking restrictions during the snow season through ticketing and/or towing.

Landscape Committee: Gordon Elliott noted the common areas look good. The medians are receiving a second mowing now. The landscaped medians need to be weeded along with weeds between the street and curb. ColorScape recently toured the community and will present a bid by August 18, 2006 for completion of the remaining village entrance landscape projects.

Wildfire Restoration Project: No report was submitted.

Community Accent Committee: Gordon Elliott reported the Committee will meet next month.

Residential Use Committee: Frank Oakley reported no County information has been uncovered which would aid the Association in limiting residential use to single-family occupancy only. The committee was disbanded.

Trails Committee: No report was submitted.

ACTION ITEMS

John Shepherd will add the ATV issue, the Architectural Standards revisions and the item of jake brakes to the Action Items List. Item 14 will be updated to reflect the August 3, 2006 meeting and the appointment of Terry Lynott as chairperson.

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