

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 16, 2005
MINUTES**

PRESENT:	Chuck Hall	President
	Sue Lancaster	Secretary/Treasurer
	Gordon Elliott	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Frances Rose	Director
	Charles Farr	Director
Also Present:	Jane Chapman	Association Manager
	Lynn Shore	Managing Agent
Absent:	John Shepherd	Vice President
	Tom Beard	Director
	Bob Houska	Director

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

APPROVAL OF MINUTES

A **motion** was duly made by Frances Rose and seconded by Charles Farr to approve the July 19, 2005 Board of Directors Meeting minutes and the August 2, 2005 Hearing minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman presented a written report. * A globe willow behind 185 West Tamarack has become overgrown with exposed roots. Jane Chapman will obtain an estimate for removing the tree. * Several homeowners have trimmed their plants away from the 6' fence in Monument Creek Village while one homeowner has requested an extension (until October) for cutting his vines. A **motion** was duly made by Frances Rose and seconded by Jay Haygood to notify the affected homeowners of a September 6, 2005 deadline to complete the trimming or the homeowners not in compliance will receive a hearing notice for September 20, 2005. A backyard trellis was recommended as an alternative to cutting any vines. * Vance Johnson of Great Western Properties has offered to pay the assessments for 337 Battlement Creek Trail in exchange for an assignment of assessment lien to Great Western Properties. A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to accept the assignment of assessment lien with Great Western Properties. **Passed.** Jay Haygood abstained.

* **Ken** Seidel's progress report on the entrance landscaping listed October 1, 2005 as the completion date. Gordon Elliott stated Mr. Seidel's proposal included improving the sprinkler system if necessary. Gordon Elliott and Jane Chapman will review Mr. Seidel's proposal with him and the timely planting of new plants.

Financial Report: A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to accept

the July 2005 financial statements as presented subject to audit. **Passed.** Unanimous.

OLD BUSINESS

Battlement Creek Village Fence: The contractors' new estimates were reviewed. A **motion** was duly made by Gordon Elliott and seconded by Jay Haygood to replace the Battlement Creek Village Fence this year with cedar fencing. **Passed.** Unanimous. As each bid is an estimate, Jane Chapman will contact Flattops Fencing and Tonder Construction for a concrete bid. A **motion** was duly made by Sue Lancaster and seconded by Frances Rose that upon receiving a final bid from each contractor, and if the final bid amounts remain within 5% of the original bids, Chuck Hall is authorized to award the contract to Tonder Construction. **Passed.** Unanimous. At that time, Jane Chapman will notify the contractor to receive a completion date. Failure to meet the completion date will result in a financial fine.

NEW BUSINESS

Willow Creek Village Fence: This fence is in need of repair. As Tonder Construction is unable to schedule this work, the project has been turned over to Battlement Mesa Company Maintenance.

Workshop: A workshop is set for Thursday, September 1, 2005 to discuss Senate Bill 100, parking covenants, and Rules and Regulations. Jane Chapman will put together a Resolution Packet to evaluate the changes needed to comply with SB 100.

OTHER BUSINESS

Medians: Frances Rose stated the medians need to be mowed more than twice a year as presently contracted. This item will be looked at during the budget review.

COMMITTEE REPORTS:

Covenant Protection Committee: Dan Locker presented a written report. There are several vacancies on the Covenant Protection Committee. Dan Locker is serving as the Committee Chairman until a new chairman is found. * Jane Chapman will contact Orten & Hindman about streamlining the covenant violation process. * Dan Locker, Frances Rose, and Sue Lancaster completed their neighborhood inspections.

Architectural Committee: Sue Lancaster submitted a written report.

Oil & Gas Committee: Frances Rose reported the Committee met with the Grand Valley Citizens Alliance on the Rulison Project. The Grand Valley Citizens Alliance is concerned over Presco's proposed drilling within the three mile radius. * There is an Oil & Gas Forum September 8, 2005 at the Rifle Fairgrounds.

Road & Bridge Committee: John Shepherd submitted a written report.

Landscape/Beautification Committee: Gordon Elliott stated a second community tour will be scheduled with Bruce Baker. *A **motion** was duly made by Frank Oakley and seconded by Gordon Elliott for Jane Chapman to solicit bids for rocking the path entrance at Ponderosa and Stone Quarry. **Passed.** Unanimous. * Jay Haygood noted the missing Mineral Springs street sign needs to be replaced.

Lighting Committee: Jane Chapman submitted this report within the Manager's Report.

Wildlife Restoration Project: Gordon Elliott reported two bids have been received for work projects. As the bid for reseeding Areas 2 & 3 of the Canyon are high, prime areas will be selected for reseeding. The other bid involves weed control in Area 4.

Community Accent Committee: The next article in "The Sun" on Battlement Mesa Service Association

will address issues raised by the residents. * A website is being developed with links to the Battlement Mesa Service Association website.

Fence Committee: No report.

ACTION ITEMS

John Shepherd submitted a written report.

Fine Schedule: The fine schedule will be discussed at the September 1, 2005 workshop.

Gordon Elliott mentioned placing the flags back on the golf course and will investigate solar panels for lighting them. Chuck Hall noted the VFW will provide flags, but Battlement Mesa Service Association will need to arrange for the upkeep.

ADJOURN: With no further business to come before the Board, the meeting was adjourned at 12:05 pm