

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 19, 2008 Minutes**

PRESENT:	Chuck Hall	President
	John Shepherd	Vice President
	Ron Schelling	Secretary/Treasurer
	Ray Barbour	Director
	Gordon Elliott	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Sue Lancaster	Director
	Eric Schmela	Director
	Dan Cohen	Director

Also Present: Jane Chapman Association Manager

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

APPOINTMENT OF DECLARANT REPRESENTATIVE

Eric Schmela removed Lynn Shore as declarant representative and appointed Dan Cohen in his place.

APPROVAL OF MINUTES

A **motion** was duly made by Jay Haygood and seconded by Ray Barbour to approve the July 15, 2008 Board of Directors Meeting minutes as corrected to say “discussed” instead of “formed” regarding the possibility of a new special district.

Passed. Unanimous.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report.

Architectural Committee: Keith Sheppelman reported. Jerry Rensvold has resigned from the committee. Larry Huber will resign in October. The Architectural Review Committee would like to have Sara McCurdy take Jerry’s place. A **motion** was duly made by Sue Lancaster and seconded by Ron Schelling to change Sara McCurdy from an alternate to a full member of the committee. **Passed.** Unanimous.

Oil & Gas Committee: No report given.

Roads Committee: Frank Lancaster presented a written report. Garfield County has verbally committed to sweep the arterial roads in Battlement Mesa.

Landscape Committee: Gordon Elliott reported. Bruce Baker has taken on a new partner. The grass areas look good. The medians also look good with fewer weeds and more good plants. There has been vandalism on the sprinklers, mainly in the parks. In Monument Creek there is a spruce next to a bench that is turning brown. A drip system for the medians is still on the work list.

Wildfire Restoration Project: No report given.

Trails Committee: Dave Devanny reported. There are weeds in the cracks along the trails. They need to be sprayed in order to maintain the integrity of the trails. Frank Lancaster has put together an estimate of \$97,224.00 for the Library Trail that is proposed through the Lyons property. A letter will go out to CMD requesting them to pursue grant money to build the bike path. The committee would like to set up a workshop in October for the Trails Master Plan to receive input from interested parties in the area. Keith Lammey suggested talking to the oil companies about helping to pay for the trails. It was suggested that a trail extension be created from the existing trail along Arroyo Drive, out to the curb across from First Eagles Point. A crosswalk and curb cuts will need to be put in for the new part of the trail. There is \$4000.00 in the budget for trail improvements. A **motion** was duly made by Sue Lancaster and seconded by John Shepherd to add a crosswalk at Spencer and Arroyo and to complete the segment of the trail listed in the report. **Passed.** Unanimous.

Joint Advisory Committee: Gordon Elliott reported. Garfield County has a severance tax based on Oil and Gas workers in the area. Battlement Mesa Service Association gets none of the money because it is unincorporated. Gordon estimates that the Association's share should be approximately \$500,000.00. The committee has held three meetings and are still working on a plan to form a new special district. One meeting has been held with Garfield County and planned future meetings will be on a quarterly basis. The next meeting will be in October. They would like to hold a joint meeting between CMD and BMSA on September 16, 2008 at 8:30am, before the regularly scheduled BMSA meeting. Garfield County will be sweeping the main roads with their large sweeper. The Consolidated Metropolitan District will sweep the side roads once their smaller sweeper is purchased. On August 20, a demonstration of a Pelican sweeper will be held. CMD will maintain storm drains.

Associated Governments of Northwest Colorado: No report given.

Audit Committee: No report given.

MANAGERS REPORT

Jane Chapman submitted a written report. A **motion** was duly made by Ron Schelling and seconded by John Shepherd to appoint a committee comprised of

Ray Barbour and Ron Schelling to meet with financial institutions to discuss investments. They will make recommendations and seek a vote by e-mail by the next Board of Directors meeting. **Passed.** Unanimous.

Financial Report: A **motion** was duly made by Sue Lancaster and seconded by Ron Schelling to approve the June 2008 financials as presented, subject to audit. **Passed.** Unanimous.

OLD BUSINESS

Street Light on West Battlement Parkway

No update. Jane will call to see where they are at with it.

Workmans Compensation Insurance

Jane spoke with Clark Loter at Farmers Insurance about a quote. He said that it would probably be in the best interest to have a package of Workmans Compensation and Liability insurance. Jane will get a package quote from Farmers, State Farm, and Pinnacol Assurance to find the best rates for both insurances.

Delinquencies

Liens will be placed on 615 Ponderosa Circle (Charles Perry) and 81 Talon Trail (Samuel Walls). James and Dianne Jackson of 68 Eagle Rock Place and Dustie Haskins of 142 West Tamarack Circle will be sent to small claims court for their delinquencies.

Reserve Sign

Mr. Thompkins of 14 Mesa Vista Place was contacted about a sign easement on his property. Jane is waiting on a call back from him. Research is needed on the original easement that was in place.

Travellers Insurance Letter

The contents of the letter were discussed.

Tree City

There are trees available for Battlement Mesa from Tree City. Suggestions for placement included the area along the county road behind Mesa Ridge Townhomes and at the Stone Ridge Village entrance.

NEW BUSINESS

ARC Request for Mileage

Eleanor Nelson has requested reimbursement for mileage for her inspections of property in the amount of \$34.35. A **motion** was duly made by Jay Haygood and seconded by Ray Barbour to reimburse Eleanor for mileage through the end of September, then review and look at policy for future reimbursement requests.

Passed. Sue Lancaster opposed.

Snow Removal on Bike Path

A **motion** was duly made by John Shepherd and seconded by Eric Schmela to approve contract with the stipulation that it is a one year contract and that the last paragraph is removed. **Passed.** Unanimous.

Cost to Straighten Signs

A **motion** was duly made by Gordon Elliott and seconded by Sue to approve sign straightening up to \$2,700.00. **Passed.** Unanimous.

House Bill 08-1270

Guidelines will be modified in the Architectural Standards. Jane Chapman will contact HindmanSanchez for guidelines.

Draft Audit

A **motion** was duly made by Ron Schelling and seconded by Ray Barbour to approve draft audit subject to presentation from auditors. **Passed.** Unanimous.

Shuttle Van

The Board received a letter from Battlement Mesa Company stating that they will end all shuttle services as of December 31, 2008. The association can choose to continue the service at their own cost, or to arrange a cost-sharing agreement with Battlement Mesa Company. Ron Schelling suggested that the Association look into what services the county and Social Services provide. Gordon Elliott suggested forming a committee to investigate costs and usage. The issue was tabled until the next Board meeting.

OTHER BUSINESS

Mike McKibben of the Citizen Telegram is setting aside a section of the paper for Battlement Mesa news every week. Someone is needed to help gather information for the assigned reporter. The deadline is every Thursday before the next week's paper.

Eric Schmela gave an update about the stop lights at the I-70 interchange. Lane widening will not be complete until spring because asphalt is not available right now. However, the three new lights will be operational by the beginning of October.

Homeowners Open Forum

Mowing issues on unfinished lots in the villages were discussed after Herb Chesney brought the problem up in the homeowner's open forum. A letter went out this spring advising the lot owners that they would need to arrange for mowing any time the vegetation grew over 6" high. Chuck Hall suggested that non-compliance letters and fines continue to be sent to lot owners who do not keep their vegetation below 6". Gordon Elliott and Sue Lancaster are to determine if sage and rabbit brush should be included in the mowing requirements. 472 Lodgepole Circle will be mowed by BMSA and charged to the lot owner in this instance due to the complaint received by Mr. Chesney.

A **motion** was duly made by Jay Haygood and seconded by Sue Lancaster to allow Cookie Schaller to remove her fence and cross BMSA open space one time to bring rock into her yard. Jay Haygood will inspect the area before and after the project. **Passed.** Unanimous.

ACTION ITEMS

John Shepherd passed out action item list and reviewed.

With no further business to come before the Board, the meeting was adjourned at 12:28 pm.