

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
September 16, 2008 Minutes**

<b>PRESENT:</b>	Chuck Hall	President
	John Shepherd	Vice President
	Ron Schelling	Secretary/Treasurer
	Ray Barbour	Director
	Gordon Elliott	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Dan Cohen	Director

**Also Present:** Jane Chapman                      Association Manager

**Absent:** Sue Lancaster                      Director  
Eric Schmela                      Director

The **meeting** was called to order at 10:06 am by Chuck Hall, President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Frank Oakley and seconded by John Shepherd to approve the August 19, 2008 Board of Directors Meeting minutes as corrected by having the section of motions based on the Homeowners Open Forum moved to the New Business section of the minutes. Also change the sentence regarding the \$4000.00 for the trail extension to indicate that the money is for trail improvements in general. **Passed.** Unanimous.

**COMMITTEE REPORTS**

**Covenant Protection Committee:** Dan Locker submitted a written report. At 6 West Ridge Court, a dog has been barking all summer and the homeowners have been given three violation notices. Ray Barbour will call animal control since they have not been called yet. A full time Covenant Protection officer has been hired to enforce the covenants in Battlement Mesa's rental properties. Dan Locker submitted his resignation as Covenant Protection Officer to Chuck Hall, effective September 30, 2008. Pat Farr submitted a letter that she proposed to send out to the residents of Stone Ridge to remind them of common violation issues. The board members accepted the letter, with the addition of stating that

unlicensed and street illegal vehicles may not be parked in driveways or streets. Dan Locker would like Board approval before mailing the final letter.

**Oil & Gas Committee:** No report given.

**Trails Committee:** Dave Devanney reported. Dave is working on trails proposal and would like to set up a workshop to go over the trails master plan. The tentative date set for the meeting is October 16, 2008 at 8:30 am. Cindy George from Colorado Big Country presented information about her conservation organization and her grant writing abilities. If the association sponsors Colorado Big Country at the \$500.00 level, she will provide her services to write grants for the association.

**Landscape Committee:** Bruce Baker introduced his new partner, Eric Short. Eric is putting together a series of bids to change the current irrigation to a drip system in the median flower beds. He is also creating a bid to replace the grass with cobbles across from the entrance waterfall, where trucks tend to cut the corner. The cost would be approximately \$1600.00. Gordon Elliott asked for an update on the letter from Jo Darnell regarding the standing water and deterioration at North Star and Stone Quarry Road. Baker has looked at the problem and the source of the problem is that the water drain is higher than that section of gutter, causing the water to pool at the intersection of Northstar and Limberpine Circle instead of drain. The water is coming from the irrigation of grass in front of "The Villages" sign. They determined that a drip system will not work in that area in lieu of sprinklers because the area is grass. Chuck Hall asked for a bid to take the grass out of that area so that the watering no longer adds to the problem.

**Architectural Committee:** Keith Sheppelman reported. Effective October 1, 2008, Larry Huber is resigning from the committee. Gordon Elliott asked if plans had been submitted for the new townhomes being built in Valley View Village. As far as Keith knew, they had not submitted plans to the ARC. Dan Cohen said that the area has been rezoned from commercial to residential. Gordon Elliott asked that a letter be written to Grace Homes, asking what their intentions are and reminding them that they need to keep the Battlement Mesa Service Association apprised of what is going on.

**Roads Committee:** Frank Lancaster presented a written report. Frank has drafted a letter to Garfield County with a list of the worst drainage areas in Battlement Mesa. Gordon suggested adding a request to the county to let us know their plan to resolve the issues. The Board asked Frank to follow up with phone calls and to copy the letter to all of the Board members and Battlement Mesa Company.

**Joint Advisory Committee:** No report given. There will be a workshop at 3:00pm.

**Wildfire Restoration Project:** No report given.

**Associated Governments of Northwest Colorado:** No report given.

**Audit Committee:** No report given.

## **MANAGERS REPORT**

Jane Chapman submitted a written report.

**Financial Report:** A **motion** was duly made by Ray Barbour and seconded by John Shepherd to approve the July 2008 financials as presented, subject to audit. **Passed.** Unanimous.

## **OLD BUSINESS**

### **Delinquencies**

Ray Barbour requested a new collections letter. Gordon Elliott wants a listing of the number of people that go through this process so that others are aware of the effort that is put in. Ray has requested a listing of delinquencies with contact phone numbers so that he can call homeowners directly about the past due amounts on their accounts to avoid sending them to small claims court. The small claims lists will be combined onto one listing. The lawsuit against Charles Perry for 615 Ponderosa Circle will be pursued.

### **Letters from Hagerman**

Don Hagerman of 44 Roan Creek Drive requested that the Board reverse the fine of \$50.00 for non-compliance of covenants in regards to having two "for sale" signs on his property. The Board will not waive the fine. Notice of address change was not given in a timely manner and the real estate agent should know the covenants regarding sign placement. A letter from Chuck Hall to Mr. Hagerman will be drafted.

### **Mowing in Battlement Creek Village**

Gordon Elliott said that a rule should be made that all rabbit brush and sagebrush should be mowed 8 feet from the curb.

### **Citizen Telegram**

Someone is still needed to do write-ups for Battlement Mesa. The new Parachute Echo also will need write-ups done. The meeting minutes can also go into the paper.

### **Mileage**

A **motion** was duly made by Gordon Elliott and seconded by John Shepherd to reimburse mileage at the current federal rate for those who drive on voluntary, approved Battlement Mesa Service Association business, except for when it is already included in a monthly stipend. **Passed.** Unanimous.

### **Shuttle Van**

A **motion** was duly made by Ray Barbour and seconded by Ron Schelling to drop this matter from discussion. **Passed.** John Shepherd and Jay Haygood opposed.

## **NEW BUSINESS**

### **Investment Plan**

A **motion** was duly made by Jay Haygood and seconded by Ray Barbour to approve the laddering approach of investing the reserve and operating funds. **Passed.** Unanimous. After further discussion, another **motion** was duly made by Jay Haygood and seconded by Gordon Elliott to follow the proposal as written, with the amendment that all funds be invested with Edward Jones. **Passed.** Unanimous.

### **Audit Workshop**

The audit workshop will be held at 10:30 am on October 16, 2008.

### **CPC Officer**

An ad will be posted in the newspaper for the new position and ads will also be placed around the community.

## **OTHER BUSINESS**

### **Child Care Home**

A letter will be drafted to the Colliers of 146 Queen City Circle about their need to comply with the terms of the agreement with the Battlement Mesa Service Association to have a child care business from their home. This includes having parents use the driveway to drop children off and pick them up, keeping the children within the fenced yard, and carrying liability insurance. The Colliers must cease operations until insurance is in force.

### **615 Ponderosa Circle**

A **motion** was duly made by Gordon Elliott and seconded by Frank Oakley to have Battlement Mesa Company clean up Charles Perry's lot and add the charges for the clean up to his ledger. **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 1:01 pm.