

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
September 20, 2005 Minutes**

|                 |                |                     |
|-----------------|----------------|---------------------|
| <b>PRESENT:</b> | Chuck Hall     | President           |
|                 | John Shepherd  | Vice President      |
|                 | Sue Lancaster  | Secretary/Treasurer |
|                 | Tom Beard      | Director            |
|                 | Gordon Elliott | Director            |
|                 | Jay Haygood    | Director            |
|                 | Frank Oakley   | Director            |
|                 | Frances Rose   | Director            |
|                 | Charles Farr   | Director            |
|                 | Bob Houska     | Director            |

**Also Present:** Jane Chapman Association Manager

The **meeting** was called to order at 7:02pm by Chuck Hall, President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the August 16, 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 August 16, 2005 Hearing minutes as presented. **Passed.** Unanimous.

**MANAGERS REPORT**

Jane Chapman presented a written report. \* Chuck Hall asked Jane Chapman to write Consolidated Metro District a letter stating the Board of Director's decision against the bridge material. \* Tamarisk Village is over budget for irrigation water due to under budgeting in order to use some of the surplus funds and because some homeowners turn the water on themselves.

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

Jane Chapman noted the light stands will "clank" during wind. She will send a letter to Herb Chesney explaining the situation.

**OLD BUSINESS**

**Battlement Creek Village Fence:** Chuck Hall will sign the contract with Jeff Tonder of Tonder Construction awarding the bid for the fence construction, as moved in the August 16, 2005 Board of Directors Meeting.

**Owners Open Forum of August 16, 2005:** The two concerns raised have been addressed. Sue Lancaster has inspected the shed at 26 Crestone Place. A covenant noncompliance notice for the wire fence was sent to 36 Crestone Place.

## **NEW BUSINESS**

**Website – Accent Committee:** Gordon Elliott introduced Ann White to the Board of Directors. Ms. White gave a presentation on a Battlement Mesa web page. The site address will be [battlementmesacolorado.com](http://battlementmesacolorado.com). A **motion** was duly made by Gordon Elliott and seconded by Bob Houska for the Community Accent Committee to proceed with the development of a Battlement Mesa website with an operational deadline of January 1, 2006 due in large part to the generous donation by Battlement Mesa Company for the initial website cost. **Passed.** Unanimous. Jane Chapman will add a line item for the website's maintenance into the 2006-2007 budget.

**Rocks on Bike Path at Ponderosa Circle:** Bruce Baker has submitted a bid for the project. A **motion** was duly made by Tom Beard and seconded to authorize the Landscape/Beautification Committee to spend up to \$500 on the bike path project at Ponderosa Circle.

**Tree Removal – Rainbow Trail:** The tree on Rainbow Trail and the dead pine tree on Monument Creek Trail were discussed. A **motion** was duly made by Bob Houska and seconded by Sue Lancaster to remove both trees and kill the stumps. **Passed.** Unanimous.

**Benches on Bike Path:** The replacement of the wooden benches with Trex benches will be added to 2006-2007 budget. A product to safeguard the benches against graffiti will be researched.

## **OTHER BUSINESS**

**Deeding of Common Areas:** Tom Beard asked for committee volunteers to meet with the County Commissioners to resolve the road issues and help prepare an agreement between Battlement Mesa Service Association, Battlement Mesa Partners and Garfield County. Tom Beard also discussed the common area parcels which are in the process of being deeded over to the Association. The Association will need to plan for mowing these areas in the future. Acquiring these parcels may also give Battlement Mesa Service Association a voice concerning gas drilling.

## **COMMITTEE REPORTS:**

**Covenant Protection Committee:** Dan Locker presented a written report. \*There remain several vacancies on the Covenant Protection Committee. \*Dan Locker requested clarification on the 72 hours in any 30 day period aspect of the parking covenant. \* Mr. Locker asked for the Board of Directors to put any procedural changes in writing and signed by Chuck Hall, Board President. \*The Board of Directors informed Dan Locker he can request a hearing after one notice has been sent if the homeowner does not come into compliance.

**Architectural Committee:** Sue Lancaster submitted a written report. \*All architectural requests will now be assigned a project completion date upon approval.

**Oil & Gas Committee:** Frances Rose reported Presco met with the Oil & Gas Committee on the Rulison Project. Presco assured the Committee there would be no impact from Presco's proposed drilling within the three mile radius. The annual water testing around the rig sites will continue. \* There will be a hearing on Presco's projects during December.

**Road & Bridge Committee:** John Shepherd noted \$40,000 of the \$100,000 budgeted by Garfield County in 2006 for the streets in Battlement Mesa are already earmarked for a project. \*A representative from Garfield County Road & Bridge will attend the village annual meetings for those areas that Garfield County is responsible for street plowing.

**Landscape/Beautification Committee:** Gordon Elliott reported no significant progress has taken place on the entrance landscaping. When Mr. Elliott contacted Ken Seidel, Mr. Seidel stated he will not be able to complete the project by the October 1, 2005 deadline. A **motion** was duly made by Bob Houska and seconded by Jay Haygood for Gordon Elliott to write a letter to Ken Seidel stating since only minimal progress has been made to date and since the project cannot be completed by October 1, 2005, the landscaping contract is null and void. **Passed.** Unanimous.

**Lighting Committee:** Gordon Elliott stated solar lighting can be installed to illuminate the American flag on the golf course for \$1500.

**Wildlife Restoration Project:** No report was submitted.

**Community Accent Committee:** No further report submitted.

**Fence Committee:** Chuck Hall handed out the report to be reviewed and discussed at the October 18, 2005 Board of Directors Meeting.

## **ACTION ITEMS**

**Owners Open Forum:** A response to the homeowners concerns regarding 188 Lodgepole Circle will be researched. \* Jane Chapman will respond in writing to each homeowner with concerns about weeds, signs, and light stands.

**ADJOURN:** With no further business to come before the Board, the meeting was adjourned at 9:00 pm