

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
October 17, 2006 Minutes**

<b>PRESENT:</b>	Chuck Hall	President
	John Shepherd	Vice President
	Lynn Shore	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Gordon Elliott	Director
	Frances Rose	Director
	Ron Schelling	Director
<b>Also Present:</b>	Gail Manuppella	Administrative Assistant
<b>Absent:</b>	Sue Lancaster	Secretary/Treasurer
	Eric Schmela	Director
	Jane Chapman	Association Manager

The meeting was called to order at 10:07am by Chuck Hall, President.

Chuck Hall introduced Ron Schelling, the newly-elected Stone Ridge Delegate.

**APPROVAL OF MINUTES**

A motion was duly made by Frances Rose and seconded by Gordon Elliott to approve the September 19, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

**MANAGERS REPORT**

Jane Chapman submitted a written report. Two delinquent accounts have been selected for Small Claims Court. Periodic updates to the Board are requested. The notices for a child care home on Queen City Circle have been posted and mailed to residents as required by the Resolution Regarding Child Care Homes. The Board will review any written comments and render a decision at the November 21, 2006 Board meeting.

**Financial Report:** The Reserve Funds have been transferred into CD's, staggered for maturity every three months. Lynn Shore noted the Operating Investment fund has had no activity for a year. Jane Chapman will look into discontinuing this fund. A motion was duly made by John Shepherd and seconded by Lynn Shore to accept the September 2006 financial statements as presented, subject to audit. **Passed.** Unanimous.

## OLD BUSINESS

**Recycle Survey Results:** Chuck Hall noted letters should be mailed to Dependable Waste and Waste Management noting the “good” ratings each company received in the survey. Gordon Elliott will call Waste Management to finalize the labeling of the bins and establishing a regular pickup schedule.

**Street Lights:** Another street light has been knocked down. A police report has been filed on the responsible party.

**Battlement Creek Village Fence:** Gordon Elliott noted the warped boards on the Battlement Creek Village Fence have been replaced.

**Jake Brakes:** An additional letter regarding the use of jake brakes within the community has been sent to Presco. Sher Long, from Encana, reported on the situation at a recent Energy Advisory Forum. John Shepherd will follow up with Garfield County on the jake brake restriction signs.

## NEW BUSINESS

**Fence Panel:** Julian Gonzalez, 39 Goldfield Court, has requested permission to remove an Association fence panel to move in a shed into his back yard. The Architectural Committee has approved his application for the shed. A **motion** was duly made by John Shepherd and seconded by Frank Oakley to grant Julian Gonzalez permission to remove a fence panel for installation of the shed provided the panel is replaced within one day of the delivery, in like condition, with any damage to the fence or common area to be repaired at Mr. Gonzalez’s expense. Approval is also contingent upon Mr. Gonzalez removing his debt to the Association. **Passed.** Unanimous.

**188 Lodgepole Circle – Foreclosure on Property:** The account is currently delinquent in the amount of \$15250.77. The construction has not been finished per the approved architectural plans. Idylwild Construction, the building company, has been dissolved. A **motion** was duly made by Gordon Elliott and seconded by Lynn Shore to investigate whether or not other liens are on the property; if there are no other liens, the Association will proceed with a judicial foreclosure. If other liens are held against the property, the item will be revisited next month. **Passed.** Unanimous.

**Covenant Enforcement for Repeat Offenders:** Frank Oakley will draft a provision for first time offenders who repeatedly come into compliance following the first notice, but then violate the same or a different covenant within a short time frame. John Shepherd will add this item to the Action List.

**Landscaping Escrow Funds:** Gordon Elliott proposed a landscaping deposit of \$500.00 be required on newly constructed homes. The funds would be refunded if the landscaping is completed within the allotted time frame or used to offset any imposed fines if the landscaping is not completed. Eric Schmela and Sue Lancaster are researching this item in their review of the Architectural Standards.

**Street Sweeper:** The Board of Directors and representatives of Battlement Mesa Company viewed a Tymco street sweeper demonstration this morning. Lynn Shore, Gordon Elliott, Jay Haygood and Frances Rose comprise the Street Sweeper Committee. The committee will research buying, operating and maintaining a street sweeper. Their recommendation will be presented at the December 19, 2006 Board meeting.

**Budget Items:** Budget requests need to be submitted to Jane Chapman.

## **OTHER BUSINESS**

Frances Rose questioned whether Dependable Waste would subsidize the recycle bin. As Dependable Waste already picks up the overflow at the recycle bin and the service contract does not address recycling, the company will not be approached on this topic. Frances Rose also noted the new chip and seal is too large. A request will be made to Garfield County for smaller rock in any future road projects. Speed limit signs and a stop sign at the crossroads on County Road 308 will be requested of Garfield County Road and Bridge.

**Assessment Refund Request:** Velda Tomlinson, of Tamarisk Village, requested a refund on her irrigation water assessment. She feels her yard is not watered properly.

The resident at 68 Cedar Circle informed the Board there is no sprinkler system in his yard and questions whether he should be responsible for paying the assessment since he isn't receiving the service. Bruce Baker will be asked to submit a proposal for installing a sprinkler system in his yard. Chuck Hall will write a letter to Velda Tomlinson informing her that the adequacy of the system will be researched. During the budget process, the service level and funds collected for the service will be analyzed.

## **COMMITTEE REPORTS**

**Covenant Protection Committee:** Dan Locker submitted a written report. Lynn Shore informed the Board that covenant violations in Saddleback Village are handled by Battlement Mesa Company. A deposit is collected from pet owners in the affected apartments.

**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. John Shepherd will draft a letter to Garfield County regarding the need for a double-left turn sign at the new Kum-n-Go intersection. A community tour to check on drainage issues will be scheduled.

**Landscape Committee:** Gordon Elliott will schedule a final tour for the season with Jane Chapman.

**Wildfire Restoration Project:** Ken Seidel will chair the committee. The remaining reseeding and noxious weed spraying will be scheduled for next spring.

**Community Accent Committee:** Gordon Elliott reported a "Welcome Wagon Program" is being discussed for new homeowners.

**Trails Committee:** No report was submitted. The crack seal is rescheduled for spring due to the contractor's unavailability this fall. The path from City Market to the golf course is scheduled to be trimmed as soon as the vegetation dries out.

## **ACTION ITEMS**

Item 74, Extended Parking Permit, is completed.

Frances Rose reported, for Item 76, the definition of a RV does not require a toilet. Camper shells are not RVs. Pop-ups are considered a camper. Campers, by definition, contain permanent fixtures. Chuck Hall, John Shepherd and Frances Rose will work on this Item.

With no further business to come before the Board, the meeting was adjourned at 12:11pm.

