

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
October 18, 2005 Minutes**

PRESENT:	Chuck Hall	President
	John Shepherd	Vice President
	Tom Beard	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Frances Rose	Director
	Bob Houska	Director

Also Present: Jane Chapman Association Manager

Absent:	Sue Lancaster	Secretary/Treasurer
	Gordon Elliott	Director
	Charles Farr	Director

The **meeting** was called to order at 10:12am by Chuck Hall, President.

APPROVAL OF MINUTES

Four corrections were noted for the September 20, 2005 Board of Directors Meeting minutes. First, within "Website – Accent Committee", the initial donation for the Battlement Mesa website was made by Battlement Mesa Company. Then, within "Rocks on Bike Path", the minutes need to reflect a motion duly made by Tom Beard and seconded to authorize the Landscape/Beautification Committee to proceed. Third, Bob Houska made the motion regarding tree removal and, last, the date to review the Fence Committee report should read October 18, 2005. A **motion** was duly made by Frances Rose and seconded by Tom Beard to approve the September 20, 2005 Board of Directors Meeting minutes as corrected. **Passed.** Unanimous.

DEEDING OF COMMON AREA: Chuck Hall inquired about the status of this project. Tom Beard updated the Board of Directors on the issues inherent within this project. The Board of Directors was reminded to budget for the additional landscaping costs. Mr. Beard would welcome any assistance in this project.

MANAGERS REPORT

Jane Chapman presented a written report. * Mr. Hiatt of 55 Alder Court requested permission to landscape the drainage ditch adjacent to his property as he landscapes his property. The request will be passed along to the Architectural Committee and the Board of Directors will defer to the Architectural Committee's decision. Tom Beard suggested a liability waiver be utilized in situations where a homeowner has altered a common area. *The trees on Rainbow Trail and Monument Creek Trail have been removed. The stumps should be removed before winter by 4 Winds.

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

OLD BUSINESS

Flags on the Golf Course: Mike Stiers presented his research to the Board of Directors. An impromptu survey of some homeowners indicated the USA flag should be flown with the Colorado flag and six others representing military service – Army, Navy, Air Force, Marines, Coast Guard and POW. The American Legion will be consulted on the appropriate flagpole for the USA flag. As the previously proposed solar lighting would cost around \$2500.00, Mr. Stiers proposed using three solar panels to illuminate the USA flag. The panels carry a one-year guarantee and cost \$40.00 each. He also suggested the cleats be raised to a higher level to prevent theft of the flags. This will cost \$80.00 - \$100.00. Flag sizes and approximate costs were discussed.

A 4'x6' flag costs \$47.00, a 5'x8' is \$76.00 and a 6'x10' costs \$111.00. K-D Flags, LLC has offered Battlement Mesa Service Association a 15 – 20 % discount. The initial purchase of the flags will be paid for by Battlement Mesa Company. A **motion** was duly made by Frances Rose and seconded by Bob Houska to purchase the three solar lights and use a cherry picker to place the 4' x 6' flags at an appropriate time. **Passed.** Bob Houska abstained. A **motion** was duly made by Tom Beard and seconded by John Shepherd for Mike Stiers to order the flags per K-D's recommendation on size based on the flagpole size. **Passed.** Unanimous.

Fence Committee Report: A **motion** was duly made by Bob Houska and seconded by Frances Rose to accept the Fence Committee's Option 3 as outlined in the Fence Committee Report. **Passed.** Unanimous. Assessments will increase to support this option. John Shepherd recommended an article be written for "The Sun" to inform the homeowners of the decision and the reasoning behind the decision.

NEW BUSINESS

Landscaping at the new Kum and Go: Bob Houska is concerned about preserving the landscaping on the southeast corner of Stone Quarry and Battlement Parkway, the site of the new Kum and Go. The property is currently maintained by Battlement Mesa Company. A **motion** was duly made by Bob Houska and seconded by Frances Rose for Battlement Mesa Service Association to request of Battlement Mesa Company that as much of the landscaping as possible be preserved. **Passed.** Unanimous.

Budget Items: Chuck Hall requested all Board members forward to Jane Chapman any budget items and/or information pertinent to the 2006/07 budget. Jane Chapman will send a reminder to each Board member and committee chairman to submit this information by November 1, 2005.

OTHER BUSINESS

None.

COMMITTEE REPORTS:

Covenant Protection Committee: There was no Covenant Protection Committee report submitted. Dan Locker presented his inspector's report. *Kyle Seese is the new Mesa Ridge Townhomes Covenant Representative. There remain three vacancies to be filled for Monument Creek Village and one for Canyon View. *Chuck Hall inquired on the status of 36 Crestone Place. Dan Locker will follow up on the noncompliance. * Eighty-three noncompliance notices were issued in September with 50% of those taking place in Monument Creek Village. The overall number of notices has declined a little bit.

Architectural Committee: Sue Lancaster submitted a written report.

Oil & Gas Committee: Frances Rose submitted a written report.

Road & Bridge Committee: John Shepherd submitted a written report. Jay Haygood informed Mr.

Shepherd that both sets of warning lights within the school zone are not always working. John Shepherd will look into this.

Landscape/Beautification Committee: Jane Chapman reported the contract with Ken Seidel Enterprises has been cancelled. An invoice for the work completed has been received from Mr. Seidel.

Lighting Committee: Jane Chapman reported all of the new lights have been installed and are operational.

Wildlife Restoration Project: Jane Chapman reported the seed for the reseeding project has been ordered.

Community Accent Committee: No further report submitted.

Fence Committee: Chuck Hall informed the Board of Directors this committee has concluded its work.

ACTION ITEMS

Items 43 (Dry Creek), 45 (Parking Semi-trucks) and 62 (Decking-Activity Center) are no longer active issues.

ADJOURN: With no further business to come before the Board, the meeting was adjourned at 11:43am.