

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
October 20, 2009 Minutes**

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| PRESENT: | Keith Lammey | President |
| | Sara McCurdy | Vice President |
| | Dan Cohen | Secretary/Treasurer |
| | Bob Arrington | Director |
| | Eric Schmela | Director |
| | Frank Oakley | Director |
| | Gordon Elliott | Director |
| | Jay Haygood | Director |
| | Jeff Hill | Director |
| | John Shepherd | Director |
| | Mike Stiers | Director |

Also Present: Jane Chapman Association Manager

Absent: Adam Ford Director

The **meeting** was called to order at 10:10 am by Keith Lammey, President.

APPROVAL OF MINUTES

A **motion** was duly made by Sara McCurdy and seconded by Jay Haygood to approve the September 15, 2009 minutes as written. **Passed**. Unanimous.

COMMITTEE REPORTS

Covenant Protection Committee: Keith Lammey provided the Board with a summary report of the year-to-date non-compliance letters sent. A total of 972 violations have been reported, with 110 of those reported in September. A written report of violations within the Battlement Mesa Company rentals was provided as well. The letters of non-compliance were changed per the Board of Director's allowance from the meeting held September 15, 2009. Gordon Elliott asked if extensions could be granted for special parking. Jane Chapman said that extensions can be granted at the discretion of the CPC Officer.

Architectural Committee: Sara McCurdy noted that the acknowledgement page from the New Home Construction application was omitted from the

Architectural guidelines. The Committee needs approval to correct the document. It was suggested that the acronyms for the Service Association and the Committee be expanded at the start of the document. A **motion** was duly made by Sara McCurdy and seconded by Bob Arrington to approve the insertion of the Acknowledgement page at the end of the New Home Construction Application, with renumbered pages and corrections as noted. **Passed.** Unanimous.

Oil & Gas Committee: Bill Nelson reported. The last meeting with Antero was held October 7, 2009. The next Committee meeting will be held the evening of October 21, 2009 and the topic will be remediation. Mary Ellen Denomy is the new member of the Committee. Mr. Nelson touched base with the Association's attorney. Action proposals in connection with Antero's proposed drilling operations will be provided to the Board of Directors by the attorney this week.

Roads Committee: Gordon Elliott gave a reminder that a letter needs to be sent to Garfield County about signage in the community, most specifically regarding the "No Access" sign at the entrance to the Reserve. The county also needs to be reminded about the need for a sign to block truck traffic along West Battlement Parkway. Monument Creek Village also needs signs to indicate that there should be no parking on the street during snow. A letter will be sent to Garfield County Road and Bridge regarding the signs needed. The County Commissioners will be copied. Efforts should also be coordinated with Steve Rippey.

Landscape Committee: Gordon Elliott reported. There are areas that need to be pruned and trimmed. Mr. Elliott can mark the trees in advance and go over the work needed with the landscaper.

Trails Committee: Dave DeVaney visited with the County Commissioners for help with the proposed Library Trail through the Lyons property. The Commissioners, with key support from Commissioner Sampson, directed the county staff to get involved and they have taken over the project. The trail is now a county project and the preliminary design will be complete by the end of October, 2009. The design is by Jeff Nelson of Garfield County and will include the entire trail all the way to the bridge in Parachute. \$200,000.00 has been requested to be added to the county budget for the project. The easement agreement is still being worked on but cannot be completed until the survey is finished for the legal description of the easement and of the surrounding property.

Joint Advisory Committee: A written report was provided. Ron Schelling has stepped down from the Committee, so a volunteer is needed to take his place. Sara McCurdy volunteered to become involved with the Committee.

Wildfire Restoration Project: No report given.

Associated Governments of Northwest Colorado: A letter was received from the AGNC which included the 2010 budget and an invoice for the Association's

membership. Now that Chuck Hall is no longer on the Board of Directors and will not attend the AGNC meetings, a new representative is needed. Gordon Elliott requested that the new representative provide reports for review to see if it is worth keeping the \$1500.00 per year membership to the group. Jay Haygood volunteered to represent the Service Association at the AGNC.

Audit Committee: Jane Chapman has not received anything from the auditor because he has been out of town. She is expecting the report at the beginning of next week. A letter from HindmanSanchez regarding the auditor's requests was provided to the Board.

MANAGERS REPORT

Jane Chapman submitted a written report.

Financial Report: The landscaping cost for September is not reflected on the financial statements. A new line item will be created for the Oil & Gas attorney in the reserve budget. The Board requested to be provided with the itemized attorney invoice. The grant received for wildfire restoration was from Habitat Partnership and needs to be used or refunded to them. Gordon Elliott will contact J.T. Romatzke about the grant. A **motion** was duly made by Jay Haygood and seconded by Sara McCurdy to approve the September 2009 financials as presented, subject to audit. **Passed.** Unanimous.

Delinquencies: The number of accounts being sent to collections has been reduced since a number of people have paid as a result of the letters that went out last month.

OLD BUSINESS

Fairway Villas Landscaping

The Committee did not meet. Jeff Hill will join the Committee since he is the Delegate from Fairway Villas. They will meet on Friday, October 30th at 10:00 am at the Battlement Mesa Company office.

Chamber of Commerce Representative

Dan Cohen already attends the meetings and would be happy to represent the Service Association at the meetings and report to the Board of Directors. John Shepherd will also attend.

Grand Valley Booster Club Request

Mike Stiers spoke with representatives from the Booster club about their sign request. He gave them some suggestions about display of the signs but did not hear back from them.

NEW BUSINESS

KSUN Sign Request

The local radio station, KSUN, sent a letter to the Board of Directors to request that they be allowed to add a sign for the station on the sign board at the entrance to the community on West Battlement Parkway. A **motion** was duly made by John Shepherd and seconded by Mike Stiers to approve installation of the KSUN sign. **Passed.** Unanimous. Gordon Elliott mentioned that there should be a sign for the Service Association on the board as well. Eric Schmela will take the action to get a sign produced.

ARC Inspector Contract

A **motion** was duly made by Sara McCurdy and seconded by John Shepherd to approve the contract with Keith Sheppelman to serve as the Architectural Committee Inspector for the term November 1, 2009 to December 31, 2010. **Passed.** Unanimous.

CPC Officer Contract

A motion was duly made by John Shepherd and seconded by Mike Stiers to approve the contract with Keith Lammey to serve as the Covenant Protection Officer for the term November 1, 2009 to December 31, 2010. **Passed.** Unanimous.

Tamarisk Village Irrigation

Adam Ford requested a 6% increase for Baker and Associates due to the improvements that have been made and the fact that they were not awarded an increase at the last contract renewal. A **motion** was made by Mike Stiers and seconded by Jay Haygood to table the matter until the next Board of Directors meeting. **Passed.** Unanimous.

Bike Path Snow Removal

Eric Short of Baker & Associates wants the opportunity to provide a bid for the snow removal along the bike paths. A **motion** was made by Mike Stiers and seconded by Sara McCurdy to table the matter until the next Board of Directors meeting. **Passed.** Unanimous.

Appoint Budget Committee

The Budget Committee will consist of Dan Cohen, Ron Schelling, Keith Lammey, and Bob Arrington. Jane will contact Bill Nelson and Frank Lancaster to find out if they want to participate. The Committee will meet October 28, 2009 at 10:00 am at the Battlement Mesa Company offices. A budget workshop for the Board of Directors will be held Wednesday, November 11.

Bank Signatures

A **motion** was duly made by Jay Haygood and seconded by John Shepherd to authorize Keith Lammey, Dan Cohen, and the Association Manager as signers on the Edward Jones account. The signers for Alpine Bank and Wells Fargo will be Sara McCurdy, Keith Lammey, Dan Cohen, and John Shepherd. **Passed.** Unanimous.

OTHER BUSINESS

Letter from Ivo Lindauer

The letter will be discussed at the next Board of Directors meeting.

John Shepherd passed out an action items list for review and discussion.

With no further business to come before the Board, the meeting was adjourned at 12:13 pm.