

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
October 21, 2008 Minutes**

PRESENT:	Chuck Hall	President
	Ron Schelling	Secretary/Treasurer
	Mike Stiers	Director
	Gordon Elliott	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Eric Schmela	Director
	Dan Cohen	Director

Also Present: Jane Chapman Association Manager

Absent: John Shepherd Vice President
Ray Barbour Director

The **meeting** was called to order at 10:02 am by Chuck Hall, President.

APPROVAL OF MINUTES

A **motion** was duly made by Jay Haygood and seconded by Ron Schelling to approve the September 16, 2008 Board of Directors Meeting minutes as corrected to properly spell “intersection” on page two. **Passed.** Unanimous. A **motion** was duly made by Ron Schelling and seconded by Frank Oakley to approve the September 22, 2008 Board of Directors Special Meeting minutes as written. **Passed.** Unanimous.

COMMITTEE REPORTS

Covenant Protection Committee: Gordon Elliott brought two emails from residents regarding the dogs at 290 Roan Creek Drive to the Board’s attention. The dogs are left free to roam the unfenced front yard and bark at and follow pedestrians and bikers that pass by. Gordon would like management to check if there had been any non-compliance letters about this issue sent to this address. He would also like a letter sent from Battlement Mesa Service Association about the complaints.

Architectural Committee: Keith Sheppelman reported. In the ARC meeting notes of October 1, 2008 it stated that it appeared that the builder at 369

Meadow Creek Drive had not submitted the completion deposit, but research showed that \$10,000.00 was indeed paid. At the same meeting, 369 Meadow Creek Drive and 124 Talon Trail were identified to be brought to hearing. A hearing date was tentatively set for November 11, 2008 at 1:00pm. Chuck Hall requested that a sign-up sheet be created for Board members to attend ARC meetings by month. Gordon Elliott wanted it recorded that the ARC is doing an excellent job of reporting and follow-up.

Oil & Gas Committee: Bill Nelson talked about the committee's trip to the Roan Plateau. They travelled through the Williams Tunnel. The tunnel was built as a connector for time saving. The creation of the tunnel will save over \$70 million.

Roads Committee: Frank Lancaster reported. The county has been painting the roads in Battlement Mesa. There is still no confirmation from the county as to when potholes will be repaired in the area. Garfield County sent Frank a letter regarding the law about water damage to the roads. It is a prosecutable offence to allow water to drain into the roadway and cause damage. The county included photographs with the letter that showed examples within Battlement Mesa of this problem.

Landscape Committee: A proposal was received from Baker & Associates for work on the corner of West and North Battlement Parkways. A **motion** was duly made by Gordon Elliott and seconded by Jay Haygood to replace sod with rock for no more than \$1500.00 with completion no later than December 1, 2008.

Passed. Unanimous. The Board did not receive a bid for the removal of grass at North Star and Stone Quarry Road. Eric Short gave a verbal quote of \$12.50 per head plus the standard labor rate for the island sprinkler head change-outs but the Board would like him to write a full proposal including what needs to happen for the change-out and the total expected expense. The Board would also like to keep the original sprinkler heads for Association use.

Wildfire Restoration Project: The Association has bought seed and Williams will donate seeding work. Everything on the restoration will be re-evaluated next spring.

Trails Committee: A written report was submitted. A workshop was held on October 16, 2008. The committee will put together their proposed priorities and cost estimates for the budget. Chuck Hall mentioned that if the Board is going to pursue using Colorado Big Country for grant writing then \$500.00 needs to be added to the budget.

Joint Advisory Committee: Bob Jasper has left Consolidated Metropolitan District and a replacement is being sought. Bill Nelson is filling in for the interim. It was recommended that letters go out on CMD letterhead to nearby local governments such as Parachute and Rifle to update them on the possibility of the new special district. The contract for the Tymco street sweeper purchased has been signed by CMD. It has been purchased to sweep the residential streets. A draft contract has been created for the coming year to have Garfield County

sweep the main streets on an as needed basis versus the calendar schedule done before. Meetings have been set with communities who have made the transition to be governed by a special district. A list of questions has been created to ask each community so that answers can be compared. The JAC has put together a position statement regarding the creation of a new special district. At the Special Meeting of the Board of Directors held on September 22, 2008, a list of questions was drafted regarding the changes that would occur, should a new district be created. Bill Nelson provided the Board members with a written memo addressing the questions. The current goals of the JAC for the creation of the special district are to write a contract, identify personnel for functions, hold public meetings, set a date of transfer, notify the community, arrange for date of transfer, and implement a contract. Another Special Meeting of the Board of Directors will be held on November 11, 2008 at 10:00am.

Associated Governments of Northwest Colorado: The next meeting will be held on November 15, 2008.

Audit Committee: No report given.

MANAGERS REPORT

Jane Chapman submitted a written report.

Financial Report: Irrigation water in Tamarisk Village is over budget by \$4,000.00. Chuck Hall asked Jane Chapman to transfer street sweeping water to the Encana budget line.

OLD BUSINESS

Delinquencies

Jesse and Melanie Merry of 217 Sagemont Circle and Dustie Collela of 142 West Tamarack Circle have been identified to be sent to small claims court for their delinquencies.

Insurance

Pinnacol Assurance provided a Workman's Compensation quote of \$433.00. Farmers Insurance quoted \$493.00 for the same coverage, but came in \$8,000.00 less on an overall package quote than State Farm and Travellers insurance agency package quotes. A **motion** was duly made by Mike Stiers and seconded by Jay Haygood to approve the insurance package from Farmers if the coverage is equal to the current coverage. **Passed.** Unanimous.

NEW BUSINESS

Architectural Review Committee Inspector

A **motion** was duly made by Gordon Elliott and seconded by Ron Schelling to renew Keith Sheppelman's contract as the ARC Inspector. **Passed.** Unanimous.

CPC Officer

Keith Lammey provided the Board with a resume. Ron Jensen had said he was interested in the position and was invited to the board meeting. He was not present and did not provide any further information regarding his interest in the contract. A **motion** was duly made by Gordon Elliott and seconded by Mike Stiers to accept Keith Lammey's application with a modified contract to include a stipulation of weekly tours that would total 30-35 hours per month at \$1000.00 per month. **Passed.** Unanimous.

OTHER BUSINESS

Resolution for Delinquencies

Ray Barbour provided the Board with the proposed resolution for the authorization of liens on properties for non-payment of fines, assessments and charges. This issue will be discussed in the next meeting to give Board members time to read over the resolution.

With no further business to come before the Board, the meeting was adjourned at 12:38 pm.