

**BATLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
November 15, 2005 Minutes**

**PRESENT:** Chuck Hall            President  
Sue Lancaster        Secretary/Treasurer  
Tom Beard            Director  
Jay Haygood         Director  
Frank Oakley         Director  
Frances Rose         Director  
Bob Houska          Director  
Gordon Elliott       Director  
Charlie Farr          Director

**Also Present:** Jane Chapman        Association Manager  
Dan Locker            Covenant Protection Officer  
Herb Chesney         Homeowner  
Bill Bugni             Homeowner

**Absent:** John Shepherd      Vice President

The **meeting** was called to order at 10:04am by Chuck Hall, President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Frances Rose and seconded by Jay Haygood to approve the four October 6, 2005 Hearing minutes as presented. **Passed.** Unanimous. A **motion** was duly made by Frances Rose and seconded by Sue Lancaster to approve the October 6, 2005 Special Meeting of the Board of Directors minutes as presented. **Passed.** Unanimous. A **motion** was duly made by Jay Haygood and seconded by Tom Beard to approve the October 18, 2005 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

**MANAGERS REPORT**

Jane Chapman presented a written report. \* There is nothing further to report on Mr. Hiatt's request to landscape the drainage ditch adjacent to his property as he landscapes his property at 55 Alder Court. A liability waiver is unnecessary at this time. \*The cost of the bike path project at Ponderosa Circle was \$525. \*Mary Louise Rowe's submitted article regarding safety at school crossings was discussed. John Shepherd is checking on whether or not the lights are working at the St. John's Middle School crossing. Other suggestions included photographing offenders and requesting a sheriff to monitor the area.

**Financial Report:** A **motion** was duly made by Tom Beard and seconded by Sue Lancaster to accept the October 2005 financial statements as presented subject to audit. **Passed.** Unanimous. The bad debt line item was the result of a foreclosure. The operating contingency line item accounts for the rounding up of figures.

## OLD BUSINESS

**Flags on the Golf Course:** Gordon Elliott indicated three small solar lights may not be adequate to light the American flag. Gordon Elliott stated more substantial solar lighting would cost about \$1500.00, not \$2500.00 as previously recorded. He will review the issue with Mike Stiers. The Accent Committee will present a recommendation at the December Board of Directors meeting.

**“The Sun” Article:** An article on the Board of Directors’ decision to approve the Fence Committee’s Option 3 was not in the last issue of “The Sun”. Chuck Hall will finalize an article and forward it to Frances Rose for publication.

**Landscaping at the new Kum and Go:** Tom Beard stated a comprehensive landscape plan has been submitted for the new convenience store site. While a few trees on the current site may be lost during construction, the plan is more than adequate to replant the area.

## NEW BUSINESS

**Light Pole on Lodgepole Circle:** Herb Chesney and Bill Bugni were present to discuss the issue. They requested the Board of Directors stifle the metal damper or replace the light pole at 460 Lodgepole Circle as the noise during times of wind is loud and annoying. A **motion** was duly made by Frances Rose and seconded by Frank Oakley to spend no more than \$500 to switch out the light pole at 460 Lodgepole Circle with an isolated one agreed upon by Battlement Mesa Company. **Passed.** Unanimous. The pole from Lodgepole Circle will be labeled “noisy damper” to prevent its use in a residential neighborhood.

## OTHER BUSINESS

None.

## COMMITTEE REPORTS:

**Lighting Committee:** A written report was submitted. Chuck Hall commended Frank Lancaster for a job well done.

**Architectural Committee:** Sue Lancaster submitted a written report. Eleanor Nelson has expressed an interest in serving as an Architectural Committee alternate. An interview will be scheduled.

**Oil & Gas Committee:** Frances Rose reported the Committee has been invited to attend Mr. Gulliford’s presentation on the history of oil and gas in the area. It is scheduled for Friday, November 18, 2005, at the Education Center at 7:00pm. The cost is \$7.00 per person.

**Road & Bridge Committee:** John Shepherd submitted a written report. Item #8 deals with the school crossing, as previously discussed. Item #9 should read “No Parking”, not “Now Parking”. Tom Beard stated that Item #1 will probably not be resolved until late spring as the County is considering new sign rules. All previous signage should be grandfathered in.

**Covenant Protection Committee:** A written Covenant Protection Committee report was submitted. Dan Locker presented his inspector’s report. \*Monument Creek Village and Canyon View are still without covenant representatives. Each Board member was asked to encourage the representative(s) in his/her village. Dan Locker is requesting that any covenant-related dialogue with a homeowner be documented in writing. \*A hearing was requested for 36 Crestone Place.

**Wildlife Restoration Project:** Ken Maxon informed the Board of Directors the ground prep and reseeding has been accomplished. The invoice for the work was \$57,300.00. Mulching was not done as it would have added \$100,000.00 to the cost. Gordon Elliott has prepared four test plots in his yard to monitor the results. Ken Maxon went to say although the flat area by the modulars has been resprayed to control cheat grass, he is concerned. It is an area littered with cigarette butts. The project's current focus is controlling cheat grass within the perimeters to prevent new fires. As the Wildfire Restoration Project is currently low on funds and awaiting their next grant disbursement, a **motion** was duly made by Frances Rose and seconded by Gordon Elliott for Battlement Mesa Service Association to pay \$5,000 of the spraying bill from Outdoor Services. The money will be returned to the Association by the Wildfire Restoration Project when the funds arrive. **Passed.** Unanimous.

**Landscape/Beautification Committee:** Gordon Elliott stated the Committee's name has been shortened to Landscape Committee. \*A ride-around has been scheduled for November 22, 2005, to evaluate the recent projects. Sue Lancaster and Jane Chapman will accompany Mr. Elliott on the ride. A report will be compiled. Anyone interested in serving on the Landscape Committee should contact Gordon Elliott. \*Tom Beard stated the old adobe building by the RV Park has been condemned. Bob Houska commented on the feral cat population residing in the building.

**Community Accent Committee:** Gordon Elliott reported the committee is evaluating two bids for building the website. The target completion date is January 1, 2006.

## **ACTION ITEMS**

It was noted Items 65 and 68 are similar.

**ADJOURN:** With no further business to come before the Board, the meeting was adjourned at 11:15am.