

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 17, 2009 Minutes**

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

Also Present: Jane Chapman Association Manager

Absent:	Adam Ford	Director
	Eric Schmela	Director
	John Shepherd	Director

The **meeting** was called to order at 10:00 am by Keith Lammey, President.

APPROVAL OF MINUTES

A **motion** was duly made by Mike Stiers and seconded by Jeff Hill to approve the October 20, 2009 minutes as amended. **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 1060 violations have been reported, with 88 of those reported in October. A written report of violations within the Battlement Mesa Company rentals was provided as well. Fewer violations have been noted recently, most likely due to the start of the cold season. Renters within the community have also been reduced due to the economy. Gordon Elliott asked what action was being taken about the dead lawn at 233 Roan Creek Drive. Mr. Lammey has sent four violations with fines, so the matter will come to hearing in December.

Architectural Committee: Sara McCurdy reported. The Committee has had shorter meetings and shorter reports due to the season. There is a spot open on the Committee due to Carol Schelling's resignation, so they would like a volunteer from Valley View Village. Valley View recently requested that the Committee take over the architectural review responsibilities for the village, so it would make sense to have a homeowner from the area on the Committee.

Oil & Gas Committee: Bill Nelson reported. Two additional meetings have been scheduled with Antero, with the agenda to be set by the Committee. The meetings will be December 14, 2009 at 1:00 pm and January 19, 2009 at 1:00 pm. The next Oil & Gas Committee meeting will be an executive session and will not be open to the public.

Roads Committee: Frank Lancaster reported. Mr. Lancaster spoke with Marvin Stephens of the County and was told that Mr. Stephens did receive the letter from the Board of Directors regarding the street sign issues within the community. He did not indicate to Frank whether or not any action would be taken. Mr. Lancaster also asked about the status of the local engineering projects. He was told the engineering should be done within the next week but was told that the locations could not be provided yet. Hopefully the County will get the information to him within the next week, as some of the projects are supposed to be in Battlement Mesa. Keith Lammey will send a follow-up letter to Marvin Stephens requesting that the County give the Service Association an answer to the requests laid out in the previous letter. Jay Haygood mentioned that a "no trucks" sign is still needed at the entrance to West Battlement Parkway. Gordon Elliott stated that the County has a responsibility to respond to the Association's status requests. Keith Lammey pointed out that he copied Commissioner Mike Sampson on his letter to Marvin Stephens and will continue to copy him on any further correspondence. Efforts should be coordinated with Steve Rippey for extra impact. The list of signs that need repairs from two years ago needs to be updated. Someone needs to go through the list to determine what has been taken care of, what still needs attention, and what new issues need to be added to the list. Some signs have been replaced by the County with yellow posts rather than the green that the Board of Directors chose. A meeting needs to be scheduled with the County Road and Bridge people, the new Commissioners, and members from the Board of Directors. A list should be put together with the specific issues that need to be addressed to take to that meeting. Mike Stiers agreed that the more prepared the Association is, the greater the chances are of getting action from the County. It was suggested that a master sign map be created in order to quickly identify and take care of problems that arise with signs. Gordon Elliott commented that the biggest need now is to create a meaningful dialogue with the County that will lead to a professional relationship with accountability. Frank Lancaster and the Road and Bridge Committee will take on the project. Mr. Lancaster felt that the sign list could be updated within a week. He

would also like help to get the meeting with the County set up. Steve Rippy will get together with Mr. Lancaster on putting together the master map.

Landscape Committee: Gordon Elliott reported. Keith Lammey and Mr. Elliott had a ride-around on November 16th with Eric Short from Baker & Associates. Mr. Short has done a great job this season and Mr. Elliott received a lot of positive feedback from the homeowners. At the ride-around, they spent time looking at the medians to identify plants for removal. Mr. Elliott would like a master plan on the parks.

Battlement Mesa has a lot of wonderful parks that are under-utilized. Some areas need improvement and it is important to identify what needs to be done. It would also be beneficial to get the residents involved with park improvement. The community lacks a central gathering point. Step one would be to hold a workshop to create a community development list as a five year plan. This would be a master list of what the community should look like. Grant money is available for these types of projects, but a plan is needed in order to know what to ask for.

Trails Committee: Dave DeVanney reported. There are no updates for the Library Trail. Mr. DeVanney has been trying to reach Jeff Nelson, the Assistant County Engineer but has not heard back from him. He does not know if the money for the trail will be added to the budget. Mr. DeVanney has enlisted Jody Lyons to help contact the County. This could be added as an agenda item to the meeting that will be scheduled with the County.

Joint Advisory Committee: The implementation plan is on schedule and the budget has been approved. A letter has been drafted to go out to the homeowners around mid-December to explain the changes taking place. The letter will need to be approved by the Board. In addition, a half page ad can run in the Echo for \$250.00. The Committee is considering whether to both send the letter and run the ad, or to just choose one. It will depend on the overall expense. Incorporation has been discussed in the past but it was determined that there is no advantage to incorporation over the current HOA structure. There are groups in the community that believe that incorporation may be a better organizational structure and that the matter needs to be revisited. No new data has been gathered since the County paid for a study in 1995. The Committee will form a working group and get a new study started. The same format as the 1995 study will be used and a request will be sent to the County for funding. After the study is done, the Committee will bring a recommendation to the Board of Directors. The legal issues and ramifications of incorporation need to be closely looked at.

Wildfire Restoration Project: No report given.

Associated Governments of Northwest Colorado: Jay Haygood attended the most recent meeting and provided a written report.

Audit Committee: A written report was provided. A volunteer is needed to join the Committee. A **motion** was duly made by Sara McCurdy and seconded by Gordon Elliott to approve the draft audit subject to the corrections discussed. **Passed.**
Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report.

Financial Report: The insurance premiums have been budgeted but will not be paid out until December 1. No contingency funds have been spent year to date. The proposals on the table from Baker and Associates have already been budgeted for in 2010. Keith Lammey would like to know if there are any projects that can be taken care of before the end of the year with the remaining budget money. A **motion** was duly made by Jeff Hill and seconded by Jay Haygood to approve the October 2009 financials as presented, subject to audit. **Passed.** Unanimous.

The 2009 Community meeting will be held December 3 at 7:00 pm at the new fire station.

OLD BUSINESS

Letter from Ivo Lindauer

Mr. Lindauer wrote a letter to the Board of Directors regarding the 12 hour time limitation on trash bins. He felt that the covenants were too restrictive. A letter will be written to thank Mr. Lindauer for his letter, but to let him know that no action to change the covenants will be taken at this time.

Tamarisk Village Sign

There is no update on the status of getting a new sign. Dan Cohen will follow up with Eric Schmela about the sign.

NEW BUSINESS

Baker & Associates Proposals

A **motion** was duly made by Frank Oakley and seconded by Gordon Elliott to approve the four proposals provided by Baker & Associates for work that will be done in 2010. **Passed.** Unanimous.

Street Litter Pick Up Contract

A **motion** was duly made by Gordon Elliott and seconded by Mike Stiers to accept the new rate of \$1000.00 for street litter pick up in 2010. **Passed.** Unanimous.

Rifle Parks and Recreation

A request was sent from Rifle Parks and Recreation to allow the Sunlight bus driver to park the bus in the old Kum & Go parking lot. A staff member from Consolidated Metropolitan District present at the meeting mentioned that the bus often blocks off

the parking for the staff of CMD during the week. Dan Cohen said that he would approve letting them park the bus at the Town Center parking lot instead. Mr. Cohen will contact them about the matter.

At 12:00 noon the Board announced they were going into an executive session and requested all Battlement Mesa Company representatives to leave. This included Dan Cohen, Jane Chapman and Courtney Foxsparrow.

After due discussion the Board came out of executive session and the following motion was made.

A **motion** was duly made by Jay Haygood and seconded by Sara McCurdy to instruct the Oil & Gas attorney to pursue a contract with Antero as outlined in his letter dated November 16, 2009, with amendments as needed. **Passed.**
Unanimous.

With no further business to come before the Board, a motion was made to adjourn at 1:27 pm.