

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
November 18, 2008 Minutes**

<b>PRESENT:</b>	Chuck Hall	President
	Ron Schelling	Secretary/Treasurer
	Mike Stiers	Director
	Ray Barbour	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Dan Cohen	Director

<b>Also Present:</b>	Jane Chapman	Association Manager
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<b>Absent:</b>	John Shepherd	Vice President
	Gordon Elliott	Director
	Eric Schmela	Director

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

### **APPROVAL OF MINUTES**

A **motion** was duly made by Ray Barbour and seconded by Jay Haygood to approve the October 21, 2008 Board of Directors Meeting minutes as corrected to properly spell the brand name of the street sweeper as "Tymco." **Passed.** Unanimous.

### **COMMITTEE REPORTS**

**Covenant Protection Committee:** Keith Lammey provided the board with a summary report and a full report of the year to date non-compliance letters sent. A total of 585 violations have been reported, with 155 of those reported in November. At future Board meetings, Keith will provide the Board Members with summary reports and the Association Manager with a full report of all violations.

**Architectural Committee:** Hearings were held on November 11, 2008. Written reports of current activity were provided to the Board.

**Trails Committee:** Dave Devanney reported. An email was sent to Cindy George with Colorado Big Country to ask for grant writing on the Battlement Mesa Service Association's behalf to help fund the Library Trail. To start, the committee is looking for \$2000.00 for estimating and legal work for the trail. The \$500.00 fee for Colorado Big Country was added to the 2009/10 fiscal year

budget. A section of the Library Trail has been started on the Parachute side, with a bid of \$133,000.00. It will be a 6 foot wide pedestrian trail to be completed before the end of 2008. The Trails Committee has volunteered to do the re-vegetation work for the project. The Association Manger is working on getting bids for the trail extension at Spencer Parkway and Arroyo Drive. Dave Devanney will create trail budget items by the first of December, 2008 for the budget meetings. Mr. Devanney will also provide Chuck Hall and the Association Manager with a CD copy of the trails presentation that he put together.

**Oil & Gas Committee:** Bill Nelson reported. The most recent meeting of the committee was held Thursday, November 13, 2008. Laramie II and Encana have a lot of drilling in the area behind the townhomes. There have been concerns about the dust, amount of traffic and the speed of traffic along County Road 308. Laramie is expected to be done with fracking and have their big equipment out around the first of December because of weather restrictions. Since the Consolidated Metro District now has their sweeper, perhaps a deal can be made with Garfield County to have CMD sweep County Road 308 or have Garfield County come sweep the road themselves.

**Landscape Committee:** Chuck Hall passed out digital images from Mark Patrone of the proposed landscape plan at the Stone Ridge Village entrance. There is money in the landscape reserve for this project, but cost estimates are still needed from the landscaper.

**Joint Advisory Committee:** There will be a meeting in the afternoon of November 18, 2008 with Chuck Hall for the structure proposals and a meeting on November 19, 2008 with the Declarant to go over transition concerns.

**Associated Governments of Northwest Colorado:** Chuck Hall passed out a memo of information about the Associated Governments of Northwest Colorado from their Board meeting of November 13, 2008. The website [www.agnc.org](http://www.agnc.org) has information on the impacts to Northwest Colorado by the oil and gas industry. There is an excellent summary available on the website. AGNC will focus on transportation and energy for next year's legislation. It is estimated that 20 rigs will be laid down in 2009.

**Audit Committee:** Ron Schelling reported that there is still an issue with the last audit and there will be an issue with the short year caused by the possible merger with the Consolidated Metro District.

**Roads Committee:** No report given.

**Wildfire Restoration Project:** No report given.

## **MANAGERS REPORT**

Jane Chapman submitted a written report.

**Financial Report:** There is 50% of the sign budget remaining to be spent. The delegates are to check the street signs in their village for any repairs that are

needed and notify the Association Manager to schedule repair work or replacements.

A **motion** was duly made by Ray Barbour and seconded by Mike Stiers to approve the October 2008 financials as presented, subject to audit. **Passed.** Unanimous. A **motion** was duly made by Mike Stiers and seconded by Ray Barbour to approve the September 2008 financials as presented at the October 21, 2008 Board of Directors meeting, subject to audit. **Passed.** Unanimous.

## **OLD BUSINESS**

### **Delinquencies**

Castle Holdings fines are to be dismissed and need to be removed from the delinquencies sheet. The Basalt mailing address on 177 Eagle Ridge Drive is no good and the court papers come back as undeliverable. 615 Ponderosa Circle has the same problem. Mike Stiers will research the homeowners to see if he can come up with current addresses. The Calderons at 216 East Tamarack Circle and the Averetts at 22 Hawthorne Way have not been making payments according to the agreements they made. Liens will be placed on these properties. Mr. Moran at 38 Ridge View Place is to appear at court in December. Jesse and Melanie Merry of 217 Sagemont Circle have paid most of their balance due and have been sent a statement for the remainder. No one will be sent to small claims court from the current delinquencies list.

### **Bid for Sod Removal at Stone Quarry and Northstar**

A proposal of \$1800.00 for sod removal from the island at the entrance on the east side of Canyon View Village has been received from Baker and Associates. A **motion** was duly made by Ray Barbour and seconded by Jay Haygood to accept the proposal of \$1800.00 for the island sod removal. **Passed.** Unanimous.

## **NEW BUSINESS**

### **Resolution for Delinquencies**

Ray Barbour presented his proposed Lien Resolution for Delinquencies. He mentioned that liens can be filed one at a time with Garfield County at \$7.00 per page. Chuck Hall stated that either the resolution for assessment collection or this document needs to be rewritten to be inclusive of what is in both documents. He also questioned how the liens would be released. Ray Barbour will bring this information to the next Board meeting.

### **HindmanSanchez Retainer**

Chuck Hall recommended that the Association keep the regular retainer of \$215.00 per month. Jane Chapman will find out if there is a termination clause.

A **motion** was duly made by Mike Stiers and seconded by Ray Barbour to continue the \$215.00 traditional fee for collections. **Passed.** Unanimous.

## **OTHER BUSINESS**

### **Annual Meeting**

The annual meeting of the Delegates will be held at 9:30 AM on December 16, 2008. Immediately following the annual meeting of the Delegates, the annual meeting of the Board of Directors will be held.

With no further business to come before the Board, the meeting was adjourned at 11:24 am.