

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
November 20, 2007 Minutes**

<b>PRESENT:</b>	Chuck Hall	President
	John Shepherd	Vice President
	Ron Schelling	Secretary/Treasurer
	Jay Haygood	Director
	Frank Oakley	Director
	Ray Barbour	Director
	Sue Lancaster	Director
	Eric Schmela	Director

<b>Also Present:</b>	Jane Chapman	Association Manager
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<b>Absent:</b>	Kathy Grizzell	Director
	Lynn Shore	Director
	Gordon Elliott	Director

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

**APPROVAL OF MINUTES**

One correction was noted to the October 16, 2007 Board of Directors minutes. The spelling of Tani McGinnis. A **motion** was duly made by Sue Lancaster and seconded by Ray Barbour to approve the October 16, 2007 Board of Directors Meeting minutes as amended. **Passed.** Unanimous.

Two corrections were noted to the November 5, 2007 Board of Directors minutes. First the spelling of cannon to include the second n and second the spelling of opposed. A **motion** was duly made by Sue Lancaster and seconded by Ray Barbour to approve the November 5, 2007 Board of Directors Meeting minutes as amended. **Passed.** Unanimous.

**MANAGERS REPORT**

Jane Chapman submitted a written report

**Financial Report:** A **motion** was duly made by Sue Lancaster and seconded by Ron Barbour to accept the October 2007 financial statements as presented, subject to audit. **Passed.** Unanimous.

Jane Chapman sent correspondence to Mr. Fief, 70 Lodgepole Circle, and to Mr. McElroy, 286 Mineral Springs. The hearing scheduled for today will be rescheduled for the next Board of Directors meeting. If there is no response from the Fiefs there will be a hearing scheduled for the next Board of Directors meeting. The letter to Mr. McElroy was discussed.

Ray Barbour asked Jane Chapman to confirm the number of small claims made in 2007. We can do two (2) more claims. It was suggested that we add Sandquist and Andersen.

## **OLD BUSINESS**

**Sign Ownership of The Reserve Sign:** The Homeowners also own the land on which The Reserve sign is located. They have stated the sign may remain on their property. A letter of agreement, moving the sign to golf course land or buying an easement through the current property were all discussed. It was suggested that a title search be done for any easements for sign positions. If there are no easements write up an agreement with the golf course to move the sign onto golf course property. Refer to Landscape Committee.

## **NEW BUSINESS**

**Percentage of turf allowed in landscaping:** The email from Gordon Elliott regarding water conservation and changes being planned to Battlement Mesa was discussed. Jay Haygood brought up concerns over water rights. If we reduce our water usage will we lose some of our water rights? Frank Lancaster stated our water rights are solid. The email will be sent to the Landscape Committee to consider revisions to incorporate more water conservation ideas.

**Traffic Concerns:** Traffic concerns are a main issue within Battlement Mesa. Eric Schmela stated that the rezoning effort will cause a net reduction in traffic. Battlement Mesa Company is working with Colorado Department of Transportation for an answer to traffic congestion on the bridge over I-70. Traffic lights are estimated to be put in Spring of 2008.

## **OTHER BUSINESS**

**Memorandum of Understanding:** Bob Jasper with Consolidated Metropolitan District proposed a Memorandum of Understanding between the Battlement Mesa Service Association and the Consolidated Metropolitan District. Lynn Shore wrote a letter to the Battlement Mesa Service Association Board of Directors in regards to this proposal as he was not available to attend this meeting. The memorandum was discussed. It was suggested that any later comments regarding this memorandum be emailed to Chuck Hall and Bob Jasper on behalf of the Steering Committee. Battlement Mesa Service Association and Consolidated Metropolitan District are meeting together November 27, 2007 at the Activity Center. It was recommended that a Steering Committee be formed with two (2) members from each board. A motion was duly made by Ray Barbour and seconded by John Shepherd that Gordon Elliott and Lynn Shore be the representatives for Battlement Mesa Service Association. Passed. Unanimous.

## **COMMITTEE REPORTS**

**Covenant Protection Committee:** Dan Locker submitted a written report. There was a question on deer fence height regulations, i.e. 53 Mesa Vista Place fencing ranges in height from 5' to 8'. Suggestions of changes to the current letters of non-compliance need to be written and given to the Board to discuss. Any complaints concerning barking dogs need to be in writing and signed by the complainant before we can issue letters of non-compliance. Jane Chapman, Sue Lancaster, Gordon Elliott and Dan Locker will go through The Reserve and Battlement Creek Village to look at mowing issues. Jay Haygood will sit in on the December 11<sup>th</sup> meeting.

**Architectural Committee:** A written report was submitted. Chuck Hall will sit in on the December 5<sup>th</sup> meeting.

**Oil & Gas Committee:** No report given.

**Roads Committee:** Frank Lancaster submitted a written report.

**Landscape Committee:** No report was submitted. Chuck Hall requested we keep a watch on the change over from sprinkler to drip system. There are issues with the Battlement Mesa Service Association irrigation running down to Canyon View properties. Jane Chapman will have Bruce Baker monitor in the spring.

**Wildfire Restoration Project:** No report was submitted.

**Community Accent Committee:** No report was submitted.

**Trails Committee:** No report was submitted. Jay Haygood suggested we ask the town of Parachute to help with the pedestrian trail

## **ACTION ITEMS**

John Shepherd submitted a written report.

#65 Change to ongoing.

#68 Check on actual item.

#81 Change date to 2/8.

Jane Chapman to do a title search for easements for sign position.

Jane Chapman to draft a letter to 53 Mesa Vista Place regarding deer fencing height.

With no further business to come before the Board, the meeting was adjourned at 11.20pm.