

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 21, 2006 Minutes**

PRESENT:	Chuck Hall	President
	John Shepherd	Vice President
	Sue Lancaster	Secretary/Treasurer
	Lynn Shore	Director
	Jay Haygood	Director
	Frank Oakley	Director
	Gordon Elliott	Director
	Ray Barbour	Director

Also Present:	Jane Chapman	Association Manager
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Absent:	Ron Schelling	Director
	Eric Schmela	Director

The **meeting** was called to order at 10:07am by Chuck Hall, President.

Chuck Hall introduced Ray Barbour, the newly-elected Mesa Ridge Townhomes Delegate.

APPROVAL OF MINUTES

Two corrections were noted to the October 17, 2006 Board of Directors minutes. First, within the Manager's Report regarding the proposed child care home, it should be stated the posting of the notice and the mailing sent to nearby residents was "as required by the Resolution Regarding Child Care Homes". Second, within the minutes regarding covenant enforcement for repeat offenders, the sentence stating "Chuck Hall will write a letter . . ." will be removed. A **motion** was duly made by Sue Lancaster and seconded by Jay Haygood to approve the October 17, 2006 Board of Directors Meeting minutes as amended. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report. The use of Small Claims Court to collect on delinquent accounts has proved successful. The Board thanked Ray Barbour for his work in this area. Chuck Hall noted the HindmanSanchez Status Report showed an increase in collections on delinquent

accounts. The property at 56 West Bonanza Place is in foreclosure. Jane Chapman reviewed the current process followed for delinquent accounts. *Jay Haygood inquired whether the property behind the fence at 382 Mineral Springs Circle belonged to the Association. Jane Chapman informed the Board the section of land that runs behind those homes is a County right-of-way. *The 2007 Association meeting dates were reviewed. The Annual Community Meeting was changed to February 27, 2007.

Financial Report: Jane Chapman stated the street light maintenance line item is for repair and/or bulb replacement on the street lights. This occurs every 6-8 weeks. The current budgeted amount is \$20,000.00. *The Budget Committee will review a proposal from Frontier Electric to pour five pole bases at one time. A **motion** was duly made by Sue Lancaster and seconded by Jay Haygood to accept the October 2006 financial statements as presented, subject to audit. **Passed.** Unanimous.

OLD BUSINESS

188 Lodgepole Circle – Foreclosure on Property: As this property has no other liens against it, Jane Chapman will initiate a judicial foreclosure through the Association’s attorney, as per the motion recorded in the October 17, 2006 minutes.

Covenant Enforcement Standard: Frank Oakley submitted a draft of Standard 7a., Multiple Violations, for the Board’s review. Frank Oakley will rework the standard taking into account the issues discussed and resubmit the standard at the December meeting. Gordon Elliott suggested a review of the standard by the Association’s attorney.

68 Cedar Circle – Sprinkler Installation: Jane Chapman has requested an installation bid from Baker & Associates.

Recycle Dumpster: Gordon Elliott has not received a verbal response from Waste Management regarding the arrangement and signage of the recycle bin. Gordon Elliott will write a letter to Waste Management requesting a scheduled meeting to resolve the concerns surrounding the bin.

Architectural Standard Change if Ballot Passes: As the 7th Amendment did not pass, there was no discussion required regarding the proposed architectural standard change. A mailing will be sent to all homeowners informing them of the ballot results and that Dan Locker will begin enforcing the parking covenant as it is stated. An article regarding the same topics will be placed in “The Sun”. Any permission for additional parking granted by a previous Board is no longer valid and those homeowners must now comply with the covenant as stated.

NEW BUSINESS

Child Care Home – 70 Queen City Circle: Robin Dove, 70 Queen City Circle, addressed the Board regarding her application to operate a child care home. The written comments received by the neighborhood were reviewed. A **motion** was duly made by Sue Lancaster and seconded by John Shepherd to accept Robin Dove’s application for a child care home at 70 Queen City Circle,

contingent upon the receipt of Ms. Dove's license and insurance within 90 days. **Passed.** Jay Haygood opposed the motion.

Community Association Institute (CAI): The Budget Committee will consider whether or not funds should be allocated for a Board member(s) to attend CAI functions.

(John Shepherd excused himself from the meeting. A quorum remained.)

Pedestrian Path Snow Removal: John Chapman submitted a written proposal for pedestrian path snow removal this winter. Jane Chapman disclosed John Chapman is her son. A **motion** was duly made by Sue Lancaster and seconded by Ray Barbour to accept John Chapman's proposal for pedestrian path snow removal. **Passed.** Jay Haygood opposed the motion.

Transfer of Funds from Reserve Fund to Operating Fund: Jane Chapman informed the Board of the auditor's request for all fund transfers to be recorded in the Board meeting minutes. A **motion** was duly made by Sue Lancaster and seconded by Ray Barbour to transfer \$8019.92 from the Tamarisk Village Contingency Fund in the Reserves to the Operating Fund to offset the deficit on Tamarisk Village line item expenses. **Passed.** Jay Haygood abstained.

A **motion** was duly made by Sue Lancaster and seconded by Lynn Shore to close the Operating Investment Fund account and move the \$11925.06 from that account into the Reserves/Street Light account. **Passed.** Jay Haygood abstained.

SB89 vs. SB100: Chuck Hall reviewed the resolution changes to be put into effect by January 1, 2007 due to Senate Bill 89.

OTHER BUSINESS

Schelling Letter: Ron Schelling has requested Jane Chapman write the owners of 264 Lodgepole Circle and request a copy of the renter's lease. As the owners are the responsible party for the property, lease requests have not been made in the past and will not be made at this time.

Haynes Letter: Bob Haynes has requested permission to mow a section of the Association's open space at no cost to Battlement Mesa Company. A **motion** was duly made by Lynn Shore and seconded by Ray Barbour to approve Bob Haynes' request to mow the specified open space contingent upon a signed liability waiver from Mr. Haynes. **Passed.** Gordon Elliott abstained.

12 West Tamarack Circle: A letter from several residents of Tamarisk Village regarding the property at 12 West Tamarack Circle was reviewed. A hearing is requested for the owners of the property. Dan Locker will be notified of the hearing.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. The Committee has appointed a Recording Secretary. Chuck Hall will attend the December 12, 2006 meeting. All Board members are asked to sign up to attend a Covenant Protection Committee meeting in 2007 via email.

Architectural Committee: Sue Lancaster submitted a written report. Changes to the architectural standards will be drafted at a workshop on November 27, 2006. A workshop for the

Board is set on December 14, 2006 at 10:00 a.m. to review the changes to the architectural standards. Sue Lancaster requested two hearings. Rex Smith, 75 Green Mesa Place, has not completed the new home construction within the allotted time frame and James Sanders, 27 Snowberry Place, has not turned in a Certificate of Occupancy within the allotted time frame. Both hearings will take place on December 14, 2006 beginning at 1:00pm.

Oil & Gas Committee: Frances Rose submitted a written report.

Roads Committee: Frank Lancaster submitted a written report.

Landscape Committee: Gordon Elliott submitted a written report. Recommendations for the 2007/08 budget were discussed. Bruce Baker has requested a 3-year contract renewal. A **motion** was duly made by Sue Lancaster and seconded by Jay Haygood for a 3% increase to the 2007/08 Service Association and Tamarisk Village landscape maintenance and sprinkler system maintenance line items. **Passed.** Unanimous.

Street Sweeping Committee: A written report was submitted. The Committee will make a recommendation to the Board at the December 19, 2006 meeting.

Wildfire Restoration Project: The different fund balance figures within the financials are due to entries resulting from the audit. Jane Chapman will outline these entries for the next Board meeting.

Community Accent Committee: Gordon Elliott reported the Committee is working on the "Welcome Wagon Program".

Trails Committee: No report was submitted. Chuck Hall will speak with Dave Devanney regarding the need for trails to the community schools for the children's safety.

ACTION ITEMS

John Shepherd submitted a written report.

Terry Lynott is working on the 3- and 10- year plan.

The deeding of the open space is being worked on. It will take awhile before all the issues are resolved.

With no further business to come before the Board, the meeting was adjourned at 12:40pm.