

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
December 15, 2009 Minutes**

<b>PRESENT:</b>	Keith Lammey	President
	Sara McCurdy	Vice President
	Dan Cohen	Secretary/Treasurer
	Bob Arrington	Director
	Eric Schmela	Director
	John Shepherd	Director
	Jay Haygood	Director
	Jeff Hill	Director
	Keith Sheppelman	Director

**Also Present:** Jane Chapman Association Manager

<b>Absent:</b>	Adam Ford	Director
	Frank Oakley	Director
	Gordon Elliott	Director
	Mike Stiers	Director

The **meeting** was called to order at 10:08 am by Keith Lammey, President.

**APPROVAL OF MINUTES**

A **motion** was duly made by Sara McCurdy and seconded by Jeff Hill to approve the November 11, 2009 minutes as presented. **Passed**. Unanimous.

A **motion** was duly made by Jay Haygood and seconded by Keith Sheppelman to approve the November 17, 2009 minutes as amended. **Passed**. Unanimous.

**LETTER FROM ERIC SCHMELA**

A letter from Eric was included in the Board packet. Eric discussed the letter stating he will excuse himself and Dan Cohen from executive sessions when he feels there is a conflict of interest. But he does expect to be notified of executive sessions and their topics to have the opportunity to decide if he should be present.

**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 1113

violations have been reported, with 53 of those reported in November.

**Architectural Committee:** Sara McCurdy reported. The Committee will research Tim Perry and Paradise Building construction deposits to determine applying returns to fines.

**Roads Committee:** Frank Lancaster presented a written report with a sign evaluation. Frank Lancaster would like to meet with the Road and Bridge Department to discuss ownership of signs. Steve Rippy thinks a small group should meet with them and outline what needs to be done and will check back with Garfield County to make sure it is done.

**Oil and Gas Committee:** Bill Nelson informed the Board there is a meeting with Antero today, December 15, 2009 at 1:30.

**Landscape Committee:** No Report Given.

**Trails Committee:** Dave DeVanney reported. Colorado approved \$300,000 in the Road and Bridge 2010 budget for the Library Trail which will go all the way down to the Colorado Bridge. The easement agreement with the Lyons is still pending. Steve Rippy will contact Jeff Nelson to get information from the engineering department to complete the easement. The trail segment from Glenwood Springs to New Castle has been completed. The Lovet Project Board is looking for participation on the board from Battlement Mesa and Parachute. Dave DeVanney is interested in joining the Lovet Project Board.

**Joint Advisory Committee:** Letter is being sent this week regarding change of Battlement Mesa Service Association Management.

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

**Associated Governments of Northwest Colorado:** No report.

**Audit Committee:** A report was given by Dan Cohen. The audit committee will address concerns made by the auditor. The audit committee will consist of Bill Nelson, Dan Cohen, Frank Landcaster and Keith Lammey.

## **MANAGERS REPORT**

Jane Chapman submitted a written report.

**Financial Report:** A **motion** was duly made by John Shepherd and seconded by Jeff Hill to approve the November 2009 financials as presented, subject to audit.

**Passed.** Unanimous.

## **Old Business**

**Street Litter Contract:** A **motion** was duly made by Sara McCurdy and seconded by John Shepherd to change the Street Litter Contract dates with rate increase to January 1, 2010 through December 31, 2010. **Passed.** Unanimous.

## **New Business**

**Recycle Bin Contract:** A **motion** was duly made by John Shepherd and seconded by Jay Haygood to accept the Recycle Bin Contract as presented for January 1, 2010 through December 31, 2013. **Passed.** Unanimous.

**Lien Sales:** Management to prepare a list of possible liens for sale and give to Battlement Mesa Service Association board monthly to determine liens to be sold. Discussion on this will be tabled until the January 2010 meeting.

**Street Light Fund Balance:** A **motion** was duly made by Sara McCurdy and seconded by Jay Haygood to pay off the Street Light Fund balance with funds from the operating account. **Passed.** Unanimous

**HindmanSanchez Retainer:** Will be tabled until January 2010 meeting

## **Other Business**

Bob Arrington emailed a resolution to all Board members regarding gas drilling in the P.U.D. A workshop will be set for 9:00 a.m. January 7, 2010.

Bill Nelson will present the BMSA Board's position to Antero at this afternoons meeting, stating that all of the items discussed in this mornings workshop were important and the Board wanted them addressed.

With no further business to come before the Board, a motion was made to adjourn at 12:00 pm.