

**BATTLEMENT MESA SERVICE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
December 16, 2008 Minutes**

<b>PRESENT:</b>	Chuck Hall	President
	John Shepherd	Vice President
	Ron Schelling	Secretary/Treasurer
	Dan Cohen	Director
	Frank Oakley	Director
	Jay Haygood	Director
	Ray Barbour	Director
	Sara McCurdy	Director

<b>Also Present:</b>	Jane Chapman	Association Manager
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<b>Absent:</b>	Gordon Elliott	Director
	Eric Schmela	Director
	Mike Stiers	Director

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

### **APPROVAL OF MINUTES**

A **motion** was duly made by John Shepherd and seconded by Frank Oakley to approve the November 11, 2008 Board of Directors Special Meeting minutes as corrected to strike "April, 2009 through January, 2010" from the section regarding management transition. **Passed.** Unanimous.

A **motion** was duly made by John Shepherd and seconded by Jay Haygood to approve the November 18, 2008 minutes as written. **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 646 violations have been reported, with 218 of those reported in November. The majority of violations are for visibility of trash containers beyond the trash pick-up day. Sara McCurdy asked what the Delegates can do to help Keith in his efforts to enforce the covenants. Keith stated that educating the residents of the covenants is important. He is trying to revitalize the committee by bringing on more representatives from the villages that do not yet have one. Keith is also working with a property manager to create a list of common non-compliance

issues for renters, which they would sign off with their rental agreement. This is important as covenant violations tend to come from new residents who are not yet aware of the covenants. Jane Chapman provided a written report of violations within the Battlement Mesa Company rentals.

**Architectural Committee:** Jay Haygood will be attending the December meetings as the Board of Directors representative. Chuck Hall asked about Hearing results enforcement. Bruce follows up with all Hearing decisions. Management maintains a fact and final decision spreadsheet that Bruce updates on a regular basis. Reports from the November 19 and December 3, 2008 meetings were provided by the Architectural Committee. At the December 3, 2008 meeting, the committee reviewed the Architectural Standards and wanted to reiterate that any lots started after November 1, 2007 are subject to a minimum fine of \$500.00 per non-compliance item brought to hearing. Keith Sheppelman stated that the committee is still one member short and they need a volunteer.

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

**Roads Committee:** No report given.

**Landscape Committee:** A bid was received from Mark Petrone for the Stone Ridge entrance. Colorscape will also provide a bid for the Stone Ridge entrance as well as the Reserve sign area.

**Wildfire Restoration Project:** Williams did seeding, but it is unknown to what extent the seeding was completed.

**Trails Committee:** A **motion** was duly made by Sara McCurdy and seconded by John Shepherd to have HindmanSanchez write the easement agreement to establish the easement between the Lyons and Battlement Mesa Service Association. **Passed.** Unanimous. Dave Devanney Reported. An agreement with Cindy George of Colorado Big Country will go into effect April 1, 2009 for her grant writing services. The Mount Callahan Fund has been sent a grant request for \$2000.00. Due to the economy, the fund is limiting grants to a maximum of \$500.00 per organization and the committee has not heard back on the status of the request. The members of the trails committee volunteered to revegetate the new trail in Parachute. The trail is still not open because it is not quite finished. The town is correcting drainage issues. A bid was received for the trail extension at Spencer Parkway but curb cut approval was needed from Garfield County. Because the contractor's season is over, the work will be scheduled for the first of April. The committee is still working on the 2009/2010 budget requests.

**Joint Advisory Committee:** No report given.

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

**Audit Committee:** Ron Schelling pointed out that there is currently no one else on the committee. He requested that Jane Chapman and Bill Nelson be added to the committee. A **motion** was duly made by Jay Haygood and seconded by John Shepherd to appoint Ron Schelling, Jane Chapman, and Bill Nelson to the

Audit Committee. **Passed.** Unanimous. Ron Schelling would like to work with Consolidated Metro District's auditor to make the transition easier.

## **MANAGERS REPORT**

Jane Chapman submitted a written report.

**Financial Report:** A **motion** was duly made by John Shepherd and seconded by Frank Oakley to approve the November 2008 financials as presented, subject to audit. **Passed.** Unanimous. HindmanSanchez was asked if anything is happening on the pending award of court fees. There is no news yet. Craig Chance, owner of 81 Talon Trail, was sent the ledger on his account.

HindmanSanchez confirmed that Mr. Chance is responsible for the fines because the transfer of the property was completed with a Quit Claim Deed. If the fines are not taken care of by January, the Board of Directors needs to take action. A letter will be sent to Mr. Chance to remind him of the fines.

## **OLD BUSINESS**

### **Delinquencies**

A lien will be placed on 665 Battlement Creek Trail, owned by G Construction, for fines owed. The Burkgrens of 42 Eagle Court will be sent to small claims court for fines owed. Ray Barbour will choose another resident to be sent to small claims court from the delinquencies list.

## **NEW BUSINESS**

Chuck Hall welcomed Sara McCurdy as the new First Eagle's Point Delegate to the Battlement Mesa Service Association Board of Directors.

### **Revised Resolution on Assessment Collections**

Revise paragraph C to say "collections process" and build small claims court into the language of the resolution.

### **Proposed Notice of Lien and Release**

The Board of Directors will look at the lien and release letters and notify Jane Chapman if they see any issues with them. Jane Chapman will sign the letters as manager of the Association.

## **OTHER BUSINESS**

Ray Barbour can proceed with filing liens.

## **ACTION ITEMS**

John Shepherd passed out action item list and reviewed.

With no further business to come before the Board, the meeting was adjourned at 11:38 am.