

**BATTLEMENT MESA SERVICE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
December 19, 2006 Minutes**

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

Also Present: Jane Chapman Association Manager

Absent:	John Shepherd	Vice President
	Eric Schmela	Director

The **meeting** was called to order at 10:03am by Chuck Hall, President.

APPROVAL OF MINUTES

A **motion** was duly made by Lynn Shore and seconded by Ray Barbour to approve the November 21, 2006 Board of Directors Meeting minutes as presented. **Passed.** Unanimous.

MANAGERS REPORT

Jane Chapman submitted a written report.

Financial Report: A **motion** was duly made by Sue Lancaster and seconded by Ron Schelling to write off as a bad debt the balance due on 56 Little Phoenix Way. **Passed.** Unanimous.

Ray Barbour updated the Board on the status of the Judicial Foreclosure proceedings.

Jane Chapman noted Dalby Wendland will have correcting entries for the Wildfire Restoration Fund to remove the liabilities on this account. Ken Maxon has an invoice to submit for payment by the Wildfire Restoration Fund for \$1500.00.

Jane Chapman reported the Association will be in court next month for the case against 22 Cedar Circle – nonpayment of assessments.

A **motion** was duly made by Jay Haygood and seconded by Sue Lancaster to approve the November 2006 financial statements as presented, subject to audit. **Passed.** Unanimous.

OLD BUSINESS

188 Lodgepole Circle – Foreclosure on Property: Jane Chapman reported Hindman Sanchez has transferred the case to the Foreclosure Department.

Covenant Enforcement Standard: Frank Oakley submitted a new draft of Standard 7a., Multiple Violations, for the Board's review. Chuck Hall recommended the Standard be added as Section "8" instead of "7a" and the following paragraphs be adjusted accordingly. A **motion** was duly made by Frank Oakley and seconded by Ray Barbour to accept the new draft as modified. **Passed.** Unanimous.

68 Cedar Circle – Sprinkler Installation: Kevin's Irrigation Sales and Service has submitted a bid for \$543.00 to tie 68 Cedar Circle into the Tamarisk Village sprinkler system. The decision was made not to schedule the system hookup. A **motion** was duly made by Jay Haygood to deny the homeowner's request for exemption from the front lawn assessment. Motion died from lack of a second. A **motion** was duly made by Ray Barbour and seconded by Lynn Shore to refund the front lawn assessment of \$144.00 to the homeowner at 68 Cedar Circle and to not charge the property this assessment henceforth. **Passed.** Aye votes – Ray Barbour, Lynn Shore, Ron Schelling. Nay votes – Frank Oakley, Sue Lancaster, Jay Haygood. Gordon Elliott abstained. Following the tie vote, Chuck Hall voted in favor of the motion.

Recycle Dumpster: Gordon Elliott is having difficulty scheduling a meeting with Waste Management to resolve the recycle bin concerns, but he will continue requesting a meeting.

SB89 vs SB100: Chuck Hall presented the revisions necessary to come into compliance with the resolution modifications required by the passage of Senate Bill 89. The Resolution Regarding Conduct of Meetings remains unchanged. A **motion** was duly made by Ray Barbour and seconded by Sue Lancaster to accept the changes as stated to the Resolution of the Battlement Mesa Service Association Regarding Policy and Procedure for Inspection and Copying of Association Records. **Passed.** Unanimous. A **motion** was duly made by Sue Lancaster and seconded by Ray Barbour to accept the changes as stated to the Resolution of the Battlement Mesa Service Association Adopting Policies and Procedures Regarding Board Member Conflicts of Interest. **Passed.** Unanimous. A **motion** was duly made by Lynn Shore and seconded by Jay Haygood to accept the changes as stated to the Resolution of the Battlement Mesa Service Association Regarding Investment of Reserve Policy. **Passed.** Unanimous.

Street Sweeping Recommendation: Gordon Elliott submitted a written committee report. Based on the Committee's recommendation, the Association will not purchase a street sweeper at this time. The Committee will continue to investigate the feasibility of purchasing a street sweeper and explore the availability of a local individual/company to work with in regards to street sweeping. In the meantime, guidelines were suggested for supervising any contracted sweepers and for scheduling two separate sweepings during 2007. Jane Chapman will solicit bids for sweeping the community twice during 2007.

NEW BUSINESS

Child Care Home – 243 Mineral Springs Circle: April Shaver, 243 Mineral Springs 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 Ray

Barbour and seconded by Sue Lancaster to accept April Shaver's application for a child care home at 243 Mineral Springs Circle. **Passed.** Jay Haygood abstained.

Date for Budget Workshop: A budget workshop is scheduled for Friday, January 19, 2007 at 9:00am at the Activity Center. A Special Meeting of the Board will follow the workshop.

OTHER BUSINESS

Schelling: Ron Schelling thanked the Board for his election to the position of Secretary/Treasurer. Jane Chapman will provide Ron Schelling the financial audits for the last two years.

Publications in "The Sun": Gordon Elliott commented on the recent publishing of the landscape contractor's review. As the information was "Personnel" related, it will be handled within Executive Session in the future.

Leases: Ron Schelling discussed the need to record lease information as required by Section 8.23 of the Covenants. A **motion** was duly made by Ron Schelling and seconded by Jay Haygood for enforcement of Section 8.23, Leases, of the CC&Rs. The consensus of the Board is to request lease information, as per 8.23, whenever the leasing of a property is a known fact. The **motion** was withdrawn.

COMMITTEE REPORTS

Covenant Protection Committee: Dan Locker submitted a written report. Sue Lancaster spoke on the maximum size of pet enclosures. Chuck Hall will draft a letter regarding the Association's concerns about the extended parking of a dumpster to the owners of 71 River View Place.

Architectural Committee: Sue Lancaster submitted a written report. A hearing was requested for 27 Snowberry Place and 75 Green Mesa Place.

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

Roads Committee: Frank Lancaster submitted a written report. Garfield County's road budget is under continued research. Bob Jaspar volunteered to help the Roads Committee with their endeavors.

Landscape Committee: No report was submitted.

Wildfire Restoration Project: No report was submitted.

Community Accent Committee: No report was submitted.

Trails Committee: Dave Devanney reported no progress. Chuck Hall has discussed with Dave Devanney 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.