

**MESA RIDGE TOWNHOME ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of September 19, 2013**

**PRESENT:** Ray Fallon President  
Jane Rivet Vice President  
Fred Gray Secretary/Treasurer  
Jim Arnold Director  
Dee Benton Director

**ALSO PRESENT:** Keith Lammey Association Manager & BMSA Delegate

**ABSENT:** None

**Pre-Meeting Owners Open Forum**

In addition to the five board members (shown above), Bob and Paula Coons and Ken and Chris Wyman and Keith Lammey attended the meeting. Ken and Chris Wyman made comments later in the meeting regarding the French Drain issue.

**Board of Directors Meeting**

The meeting was called to order at 3:01 P.M by Ray Fallon, President.

**Approval of Minutes**

A **motion** was duly made by Fred Gray and seconded by Dee Benton to approve the May 16, 2013 Board of Directors meeting minutes, as presented. *Passed.*

**Approval of Financial Reports through July 2013**

A **motion** was duly made by Jim Arnold and seconded by Dee Benton to approve the financial reports through July 2013 subject to audit. *Passed.*

**New Business**

**Review/Approve Street Snow Plowing Contract**

The Association Manager presented bid information from two potential street snow plowing contractors: SnowBizz/Knupp LLC and Julius Ag. He further explained that SnowBizz/Knupp LLC has provided these services for the past several years. Following a brief discussion of the merits of each bid/contractor, a **motion** was duly made by Dee Benton and seconded by Jim Arnold to approve the contract with SnowBizz/Knupp LLC for the 2013-2014 season. *Passed.*

**Review/Approve Driveway Snow Removal Contract**

The Association Manager presented bid information from two potential driveway snow removal contractors: Baker & Associates Landscape Management and Julius Ag. He further explained that Baker & Associates has provided these services for the past several years. Following a brief discussion of the merits of each bid/contractor, a **motion** was duly made by Dee Benton and seconded by Jim Arnold to approve the contract with Baker & Associates for the 2013-2014 season. *Passed.*

### **Review/Approve Bid to Install French Drain**

With input from Ken and Chris Wyman, owners of 192 South Ridge Court, the Association Manager explained the saga that led up to his recommendation to the board to install a French drain between 192 and 172 South Ridge Court. The drain would be installed with the expectation that it will correct the recurring water problem in the corner of the crawl space at 192 South Ridge Court. The Wyman's expressed support of the project; however, Ken Wyman explained that he still had some concerns that the incoming water service or the sprinkler lines might be leaking. The Association Manager indicated that he would work with the Battlement Mesa Metro District and the Baker & Associates to have both checked for leaks. Following a brief discussion of the need to address this recurring problem as quickly as possible, a **motion** was duly made by Dee Benton and seconded by Jim Arnold to approve the bid from Baker & Associates Landscape Management to install a French drain between 192 South Ridge Court and 172 South Ridge Court. *Passed.*

### **Proposal from Western Law Group to Draft Documents to Comply with HB 13-1276**

The Association Manager explained that the Association's attorney, Western Law Group, LLC has offered to draft the necessary documents to bring Mesa Ridge Townhome Association into compliance with HB 13-1276 prior to the January 1, 2014 effective date. The revision, if adopted, would update the Association's Collection Policy. After a brief discussion of the importance of being in full compliance with Colorado HOA law, a **motion** was duly made by Ray Fallon and seconded by Dee Benton to authorized Western Law Group, LLC to draft a revised Collection Policy that would comply with HB 13-1276. *Passed.*

### **Old Business**

#### **Landscape at Mesa Ridge Entrance**

The Mesa Ridge board acknowledged and thanked Lee and Susan Smith for all of the work that they did during the season to plant and maintain the beautiful flowers at the entrance to Mesa Ridge.

### **Committee Reports**

#### Architectural/Landscape Committee

After pointing out that the primary purpose of the committee was to review and recommend approval/denial on architectural requests and to consider additions to landscape, rather than to manage day to day landscape maintenance issues, Ray Fallon, Architectural/Landscape Committee Chair, led a brief discussion regarding the Architectural/Landscape in Mesa Ridge. Jane Rivet explained some concerns that she had regarding dead plant and rock issues on North Ridge Court.

#### BMSA Delegate

Keith Lammey, BMSA Delegate very briefly discussed recent activities and actions taken by the BMSA board of directors including that the BMSA had voted to make some Battlement Parkway median improvements along South Battlement Parkway between Kum and Go and the old Fire Station building.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Fred Gray and seconded by Dee Benton to adjourn the meeting at 5:59PM. *Passed.*