

# **Horizon Drive Business Improvement District**

## **Official Board Meeting**

March 10, 2010, 10:00 am – 12:00 noon

Hospice Palliative Care – Spoons, Room 101

### **Board Members in Attendance**

Bill Milius, Treasurer – Dale Reece – Chuck Keller – Richard Tally

### **Board Members Not Present**

Clark Atkinson, President – Jan Rohr, Vice President – Eileen Blanchard

### **Also Present**

Victoria Patsantarus, District Representative – Diane Hatfield, Recording Secretary – Terri Cavenagh, Cobb & Associates – Brenda Brock, Alpine Bank – Lynn Sorlye, Clarion Hotel – Mike Nelson, Chadwick, Steinkirchner, Davis & Co., P.C.

### **Call to Order**

Dale Reece has been appointed to conduct the meeting as Clark Atkinson, President, and Jan Rohr, Vice President are not in attendance. The meeting was brought to order at 10:08 am by Dale R. Reece, with minutes taken by Diane Hatfield.

Introductions were made, and the board welcomed Lynn Sorlye and Brenda Brock as prospective board members, and Mike Nelson, Horizon Drive BID's CPA. Lynn Sorlye is a former board member from when this organization was called the Horizon Drive Association

### **General Business**

Minutes from the February 10<sup>th</sup> Board Meeting were presented for approval.

**Motion** - The motion was made by Chuck Keller, seconded by Richard Tally, and unanimously passed that the minutes from the February 9<sup>th</sup> Board Meeting be approved.

### **Reports of Consultants**

#### **Mike Nelson, Chadwick, Steinkirchner, Davis & Co., P.C.**

The 2008 Financial Audit was presented for approval. In his presentation, Mike Nelson, Horizon Drive BID Auditor / CPA reviewed the issues of property tax assessments, TABOR and 5.5% limitations, explaining how TABOR affected these financial statements. Mike also reported that The 2009 Audit is expected to be conducted soon. As part of this audit, the 2009 Horizon Drive BID minutes will be reviewed.

It was discussed that in 2009, the Horizon Drive BID board members had focused on the TABOR issue as it related to the tax collected. After much research and communication with the state of Colorado, the city of Grand Junction, representative

CPA and legal counsel, a resolution was drawn to make public the Horizon Drive BID's standing with regards to TABOR and the 5.5% tax limitations.

It was also discussed that the Horizon Drive BID, in agreement with the city of Grand Junction, invested in a beautification project, with the \$250,000 approved funds being increased to \$285,000 to be repaid over a period of five-years. Payments of \$57,000 began in 2007, and the last payment will be made in 2011. Without the investments made by the Horizon Drive Association and the city of Grand Junction, the interchange project would not have been possible.

**Motion** - The motion was made by Chuck Keller, seconded by Bill Milius, and unanimously passed that the 2008 Audit is accepted and approved.

Mike Nelson thanked the board for the opportunity to work with the Horizon Drive BID and excused himself from the meeting at 10:40 am.

**Terri Cavenagh, Cobb & Associates**

A full draft of the Vision Statement was sent to the board members last week, but I believe it would be better to table this issue until Clark Atkinson and Jan Rohr are in attendance. Briefly, several variations in describing the vision of the Horizon Drive BID are being presented for consideration, and I would like to ask the board members to provide feedback after reviewing the variations. I would also recommend that "Horizon Drive District" be used as a standard when marketing the Horizon Drive BID.

The board requested Terri to further illustrate the options presented for the Vision Statement, and determined a decision would be made via e-mail.

**Victoria Patsantarus, District Representative**

I have drafted a calendar for convenience in making sure all reports are filed appropriately. This calendar is draft quality, but I am requesting comment from the board members for content, and will then see that the calendar is made more appealing for posting.

A reception is being planned in recognition of the outgoing board members, whose tireless efforts have greatly forwarded the achievements of the Horizon Drive BID. Richard Tally was instrumental in the creation of the first Business District formed in the state of Colorado in 25 years while Eileen Blanchard's energy has ensured the District was set up correctly. Members of the district will be invited so they may become more familiar with the Horizon Drive Business Improvement District. Tentative plans are being made for Friday, April 16<sup>th</sup> from 5:00 – 7:00, with the location to be determined.

After asking if she could be of further service, Terri Cavenagh excused herself from the meeting at 11:00 am. At this time, Tom Ziola and Mike Vendegna, from the Grand Junction Parks & Recreation, arrived for forum on the status of the interchange.

## **New Business**

### **Tom Ziola & Mike Vendegna, Grand Junction Parks & Recreation**

While the irrigation line is fully charged on the west, the east has not been receiving any water. City employees spent the whole summer watering, and spent two weeks trying to locate the lines that were severed when electric lines were installed. When a camera was placed in the line, the murk and sediment prevented us from seeing exactly what was going on, so without the appropriate trace lines, we determined it would be safer to install a new tap. More analysis is being done to ensure the water is flowing appropriately.

Our staff takes great pride in clean landscapes that are trash free, and full of color and texture. While this design is not our own, we are trying to make it more maintenance friendly and conducive to the environment; we will be more realistic with what we plant. The soil will be mended and seeded with native grass, which will be mowed and trimmed twice a month. Several ornamental trees that didn't make it will be replaced, and a drip system will be placed in each tree well. The mural will be much easier to clean, as the city now has a high pressure machine. People are using the trash cans, so they have made a great difference.

The signs have no cross bracing, and the screws are backing out of the wells. All of the screws have been tightened, and estimates have been received for the repair of one sign in need of immediate attention. Casual observations show no visible damage to the retaining walls other than cracks on the south side wall, but we are going to have an engineer come out to look.

The board expressed appreciation for the working relationship between the HDBID and the city, and the hard work Tom, Mike and their crew provided at the interchange. Having completed their updates, Tom Ziola and Mike Vendegna took their leave at 11:45 am.

### **New Board Member appointment**

Lynn Sorlye and Brenda Brock were asked if they would be interested in board appointment; both indicated that they would be able to make the time commitment needed to join the Horizon Drive BID board. They were thanked for coming to the meeting, and were dismissed at 11:51 am so the board members could vote on their appointments.

**Motion** – The motion was made by Richard Talley, seconded by Chuck Keller and unanimously passed for Lynn Sorlye and Brenda Brock to be appointed to the Horizon Drive Business Improvement District board.

On behalf of the HDBID, Victoria Patsantarus will request the appointment of the new board members by the City Clerk's office, as well as to extend Dale Reece's appointment. New board members are unable to participate in voting until their

appointment is official, so Richard Talley and Eileen Blanchard are requested to remain available until that time.

**Reports of Board Members**

**Bill Milius, Treasurer**

As the Horizon Drive BID is in need of a bookkeeping service, we have inquiries out to three different CPAs to do this on a monthly basis.

Through a motion made at the December 14, 2009 board meeting, expense limits for Victoria Patsantarus, District Representative, were set at \$500. This limit is a little restrictive, and Bill would like to see that limit raised to \$1,000.

**Motion** – The motion was made by Dale Reece, seconded by Chuck Keller, and unanimously passed that the expense limit be raised to \$1,000, and that only one authorized signature be required.

**Adjournment**

Dale Reece adjourned the meeting at 11:54 am. The next scheduled meeting of the Horizon Drive Business Improvement District will be held on April 14<sup>th</sup>, at Hospice Palliative Care, Spoons, Room 101.

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Chuck Keller, Board Secretary

Signed \_\_\_\_\_, 2010