

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Tuesday, April 9, 2013, 6:00 P.M.**  
Clubhouse, 0157 Cerise Ranch Road  
Carbondale, Colorado

### **MEETING OF DIRECTORS**

A meeting of the Directors of The Cerise Ranch Property Owners Association (the "Association") of Garfield County, Colorado was held on April 9, 2013, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Mark Favro, Treasurer
- Eric Schmela, Property Owner

#### **Meeting topics:**

- Consideration - Approve Minutes of Previous Board Meeting..
- Presentation of Hope pond options to try to control weed and algae overgrowth by Eric Schmela to Board and update on CDOT Elk Fencing project
- Discuss Spring clean-up day
- Discuss early spring spraying of Highline Ditch to eradicate weed buildup and restricted water flow
- Update from Mark Favro on the ANB Check Run programs status
- Update from Chris C. on speed bump painting project

The meeting was called to order at 6:05 pm.

#### **Owner's Open Forum**

Eric Schmela updated the Board on the current status of the CDOT fencing project. All documents necessary for the project to move forward have been approved and signed by all parties. CDOT agreed to the Board's request to remove the old barbed-wire fencing and will begin construction of the new fence any day now.

President Dolan made the notion for the Board to purchase a gift certificate to Eric's favorite restaurant as a token of appreciation for all the hard work Eric has put into making the fencing project happen. Chris Szczelina seconded the motion and all were in favor.

**Consideration** - The Minutes for the March meeting were presented for approval. Director Dolan motioned to approve the March meeting minutes. The motion was seconded by Director Favro with all voting in favor.

#### **CRPOA Spring Clean-Up day**

It was confirmed by the board members to schedule the Spring Clean-up day for April 20, 2013 from 9:00 a.m. until 1:00 p.m. Lunch and refreshments to be provided by the CRPOA.

Items on the agenda to be completed were:

# **Cerise Ranch Property Owners Association**

Remove trash and debris from the Harris-Reed ditch so it can be burned.  
Clean up the berms along Hwy. 82.  
Stain signs, playground and bridge if weather permits.

## **New Business**

### Hope Pond

Eric Schmela informed us that in order for the pond to be maintained properly, more treatment chemicals will need to be purchased and administered. Eric offered to obtain the proper treatment chemicals through the golf course superintendent of Battlement Mesa.

Peter Dolan made a motion to approve funds to be allocated for Eric to place an order for the purchase of the pond treatment and vegetation control and algae mitigation treatment additives.

### Parking Signage

Board members agreed that the frequency of unauthorized parking will be monitored to determine the necessity of signage and or towing/booting services.

### Speed Bumps

Chris Szczelina stated that the parking lot maintenance company he works with is unable to paint the speed bumps. It was suggested to either paint them ourselves or have Beach Resources do it.

### Bike Path

A suggestion was made to add more road base to the bike path and to fill in the low spot on the path that gets flooded. The Board agreed to look into this matter.

## **Old Business:**

### Weed control :

Secretary Szczelina made a motion to approve the bid from Eco-Right solutions for weed control on the Cerise Ranch open space. President Peter Dolan seconded the motion and all voted in favor. Motion was passed. Peter and Chris agreed to meet with Eco-Right to walk the property and go over the work required.

DRB Report: No new items are currently under review

There being no further business to come before the meeting, it was adjourned at 7:30 pm.

Respectfully submitted,

Chris Szczelina, Secretary

**CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.**