

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Wednesday, May 15, 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 May 15, 2013, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Mark Favro, Treasurer

Meeting topics:

- Consideration - Approve Minutes of Previous Board Meeting..
- Cerise Ranch Current Financials Review.
 - - Hope Pond weed/algae treatment update.
 - Ditch update, status and repairs and future maintenance (fall) schedule.
 - Pool opening date.
 - Speed Bump painting time!
 - Field/haying status.
 - Dumpster on Sunflower Loop.
 - Light repair on west side of entrance. One light appears to have a short. Peter has removed the bulb and would like to call Mike Hoffman to get fixed.
 - Discuss possible addition of more road base material to the walking path and to sides of entrance
 - DRB update
 - Covenant enforcement.
 - Stain Day???

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

Owner's Open Forum

Owner Ishmael of Lot 54 presented his plans to put in an irrigation line from the Harris-Reed ditch to his property at his cost. The Board agreed that he would need to stay within the irrigation easement and get permission and easements from the other lot owners where it will pass through. He agreed to work on getting those permissions and signed easements.

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

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CRPOA Review of Financials

The financial report and the current invoice from Beach Resources along with the current check run was reviewed by the board members and approved for payment. President Dolan also presented invoices for work that he himself completed on the irrigation ditch head gates and for materials and work performed on the weed and vegetation control on the exposed areas of the Highline ditch. Secretary Chris Szczelina motioned to approve payment and Treasurer Favro seconded. All approved.

New Business

Hope Pond

President Dolan informed us that the pond treatment materials were ordered by Eric Shmela and were received. President Dolan spent two hours disbursing the treatment chemicals around Hope pond. Peter agreed that he would continue to monitor it and treat the pond as necessary throughout the summer.

Pool Opening

Board members agreed to continue the contract for pool maintenance with Mountain Blue Pool and Spa and to inform them to have the pool ready for an opening date of the Memorial Day weekend. Treasurer Szczelina also mentioned that he spoke to April Calabro about the flowers for the planters around the pool. She offered to purchase the flowers and plant them. Chris Szczelina made the motion to give permission to Ms. Calabro to purchase and plant the flowers and reimburse her for that. Peter Dolan seconded the motion and all approved.

Speed Bumps

Chris Szczelina stated that the parking lot maintenance company he works with is unable to paint the speed bumps. The board agreed to have Peter direct Beach Resources to have the bumps painted as soon as possible.

Entrance sign

Chris Szczelina noted that one of the entrance signs had a light out. Peter Dolan said he checked it out and that there might be an electrical problem so he suggested having Twin Peaks Electric come out and repair the possible short.

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Old Business:

Weed control:

Peter and Chris agreed to set June 15 as a deadline for property owners to have the noxious weeds on their property sprayed before we have Eco-Right treat them for a fee to the lot owner.

DRB Report:

Owner Eric Schoon submitted sketch plans and design drawings of a single carport that he wants to put on his property.

There being no further business to come before the meeting, it was adjourned at 7:26 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.