

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Tuesday, July 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 July 9, 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 equipment update
  - Possible Additional bike rack for Clubhouse
  - Field/haying status.
  - Discussion of Cerise Ranch road condition and upkeep
  - Light repair on west side of entrance.
  - Discuss possible addition of more road base material to the walking path and to sides of entrance
  - DRB update
  - Dead tree removal
  - Weed spraying update

The meeting was called to order at 6:10 pm.

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

There were no owners present and no open forum discussion.

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

# **Cerise Ranch Property Owners Association**

## **CRPOA Review of Financials**

The financial report and the current invoice from Beach Resources was reviewed by the board members. The Board discussed that all categories were within the budget with most being under budget and net income was over budget.

## **New Business**

Mark Favro suggested researching the possibility of setting up a conservation easement purposed for agricultural use for the Common Area since it is now being used to produce hay. This would possibly lower property taxes for Cerise Ranch property owners. Peter Dolan agreed to discuss this further with Heather at Beach Resources.

## **Pool and Club House**

The board agreed to price out the cost of a larger bicycle rack for the clubhouse and purchase one.

## **Entrance**

CDOT is installing the cattle guard at the entrance in the following weeks. The Elk Fence should be completed in the next month.

President Dolan suggested that after the entrance is done, the board can look into getting additional road base material for the bike path and the sides of the entrance. All board members approved getting more gravel for the road sides and sand for the volleyball court.

Director Dolan pointed out that there is a dead Aspen tree at the entrance sign. He suggested to have it be inspected for disease and that he would remove it if needed.

## **Common Area Fields and Haying status**

Mowing of the common area has begun and there were no problems to report.

Director Favro had suggested that the bike path should be looked and and something be done to help drain the section that is sometimes under water. The Board agreed to look into it when we get additional gravel for the path.

## **Cerise Ranch Roads**

President Dolan expressed his opinion that we should look into getting bids on chip sealing the road surfaces of Cerise Ranch.

## **Old Business:**

Lot 54 owner, Ismael Argueta, is still working on getting signatures for the irrigation easement.

# **Cerise Ranch Property Owners Association**

DRB Report:

Owner Eric Schoon is continuing to obtain approvals for the single carport that he wants to put on his property.

There being no further business to come before the meeting, it was adjourned at 6:45 pm.

Respectfully submitted,

Chris Szczelina, Secretary

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