

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, June 12 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 June 12, 2013, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Heather Beach, Beach Resource Management
- Ismael Arguetta, Owner of Lot 54

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 house security
 - Speed Bump painting by Beach resources
 - Field/haying status.
 - Possible addition of bike racks
 - 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 6:05 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 Peter Dolan will write a letter to the affected lot owners explaining what needs to be done and how Mr. Arguetta plans to implement the irrigation line. Mr. Arguetta stated that he already has permission from one owner and just needs two others to sign off for the easement.

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

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CRPOA Review of Financials

The financial report and the current invoice from Beach Resources was presented to the Board by Heather Beach. The CRPOA financials are all positive and the budget numbers are right on track for the year. Ms. Beach also discussed the associations cash position, as it is approaching the FDIC limit. She suggested looking into a alternate financial vehicles that the bank could offer to keep the Associations funds insured. The Board agreed to explore the options after the summer season when most expenses occur and re-evaluate our financial position at that time.

New Business

Hope Pond

President Dolan informed us that the pond was treated with the copper sulfate and the east side of the pond will need to be monitored throughout the summer and possibly treated again after the irrigation system is shut down.

Pool and Club House

Peter Dolan stated that he worked with Sasho Sorli to replace a router and get the security and camera system up and fully functional.

Mountain Blue will order a new cover for the pool and replace the old torn one in the upcoming week.

The Board agreed to look into the cost of an additional bike rack in front of the club house as the existing one is getting a lot of use.

Speed Bumps

Beach resources will have someone painting the speed bumps on Friday June 14, 2013.

Entrance sign

CDOT will be installing the cattle guard at the entrance in the following weeks. One side of the entrance will be closed as this work is being done.

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.

Common Area Fields and Haying status

Mowing of the common area will begin in the next two weeks, weather permitting.

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Old Business:

Weed control

Eco-Right has done the first application on the Russian Olives in the common area. They will also be spraying the sides of the roads to control the weeds in the right of way. Peter Dolan will be walking the subdivision with Eco-Right to point out which individual lots need to be sprayed to control the noxious weeds.

President Dolan also noted that there are several dead trees on the berms that will need to be removed.

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 7:15 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.