

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Thursday, September 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 September 12, 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.
 - Possible Additional Bike Rack – Clubhouse - Options/Prices
 - Weed spraying status update –Re: Additional spraying of the gravel "right of ways" before adding new gravel.
 - CDOT entrance update – Repair work done by twisted tree! Possible sign verbiage for entrance.
 - Move forward with addition of more road base material/gravel to the walking path, right-of ways and to sides of entrance.
 - Security system status update
 - Discussion of Cerise Ranch road condition and upkeep
 - Health Status of trees on berm. Prima Plant is doing assessment. Pond health assessment.
 - Discuss possible addition of more road base material to the walking path and to sides of entrance
 - Staining of Cerise Ranch common area facilities, sign post and entrance signs
 - Dead tree removal
 - Discuss options for unkempt/overgrown empty lots.

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 July meeting were presented for approval. Director Dolan motioned to approve the July 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 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

President Dolan has requested prima Plant services to come and inspect the aspen trees by the entrance for scale disease. Any trees that have been affected will be cut down and removed.

Eco services will be re-spraying the Cerise Ranch roadsides for weeds. Eco services has also applied to Garfield County for the CRPOA to be reimbursed for one half of the costs of the noxious weed control. Status on that reimbursement will be forthcoming.

New sand for the volley ball court has been ordered and will be delivered in the upcoming week. Also 3/4 screened gravel will be put in for the roadside at the entrance. Roadbase will also be ordered and delivered for the bike path.

Pool and Club House

Director Dolan informed us that the concrete around the pool was re-sealed by Mountain Blue Pool last week.

Director Dolan has ordered a new bike rack for the front of the clubhouse and will install it when it arrives.

The pool has security system and cameras have been updated and Secretary Szczelina has agreed to monitor the surveillance system on a regular basis.

Entrance

The CDOT Elk Fence and gates have been installed and the deer grate has been put in. President Dolan suggested that we solicit ideas for signage for the fence that identifies it as the entrance to Cerise Ranch. He also suggested that we have the green gates painted brown in order to blend in better. It was also suggested that the board may want to look into the cost of an arch over the entrance and see if it would be feasible.

The existing wood Cerise Ranch signs will be re-stained in the next week, weather permitting, by an independent subcontractor. He will also be staining the playground structure as well as the log bridge structures on Cerise Ranch rd and Sunflower loop.

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Cerise Ranch Roads

President Dolan informed the board of some preliminary cost estimates of road maintenance. Asphalt would be in the ballpark of \$500,000. Whereas, chip-sealing the roads would be more in the \$150,000 range. President Dolan will continue to work on getting more accurate bids from several companies.

DRB Report:

President Dolan stated that reminder notices will be sent to the owners of lots 55 and 57 regarding the unkempt grass and weeds. If they do not comply by Oct. 1, the board will contract Twisted Tree to mow the lots.

A new valve is to be installed on Lot 1 to help control the flow and create back pressure for the Harris Reed Ditch.

There being no further business to come before the meeting, it was adjourned at 7:05 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.