

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, December 13, 2011, 6:00 P.M.

Clubhouse, 0157 Cerise Ranch Road
Carbondale, Colorado

ANNUAL MEETING OF MEMBERS OF CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

The 2011 Annual meeting of members of Cerise Ranch Property Owners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on December 13, 2011, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE:

Directors

Martha Capobianco, President
Farrah Roberts, Secretary
April Calabro, Treasurer

Owners Present

Ted and Annette Borchelt
Kevin and Allison Byford
Chris Calabro
Charles Capobianco
Peter Dolan
Ivan and Lynn Gradisar
Dan Gruenefeldt
Tom and Karen Hill
Alexander Kallas
Maureen Marrs
Brian Overbo
Ed Petrosius
Jon Roberts
Eric Schmela
Travis and Kalli Sinclair
Richard Stumpf
Richard Stumpf II
Christopher Szczelina
Kimberly Welsh

Owners represented by Proxy were:

David Spencer designating Dave Marrs
Brenda Broxton designating Eric Schmela
Peter Conlan designating Ted Borchelt

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Katie Erickson designating Farrah Roberts
Todd Gressett designating Farrah Roberts
Stephen Humble designating Ted Borchelt
Mark Jacobs designating Martha Capobianco
Peter Roblin designating David Marrs

ALSO PRESENT: Hope Wallace, Beach Resource Management, Property Manager
John Howe, Capitol Peak Outfitters

CALL TO ORDER

President Capobianco called the meeting to order at 6:05 p.m.

President Capobianco introduced the current Board members and thanked them for their service as their terms are expiring. President Capobianco introduced Hope Wallace of Beach Resource Management and thanked her for her attention to Covenant Enforcement and Assessment Collections over the past year. Also introduced and thanked were: David Marrs, Peter Dolan and Richard Stumpf II of the Design Review Board, Dennis Cerise and Todd Gressett for their work on the ditches, Eric Schmela and Todd Gressett for weed pond control, Eric Schmela for working with the Colorado Department of Transportation for the fencing project along Highway 82, Mike Hoffman for work completed on entry lighting and Travis Sinclair for taking care of plumbing and heating issues in the clubhouse.

President Capobianco introduced John Howe of Capitol Peak Outfitters to speak about pasturing horses in the Cerise Ranch common areas. Mr. Howe opened the discussion with questions from homeowners. The following topics were discussed:

- Pasturing between early spring and late fall (summer..? depending on water)
- 20-30 horses on a rotating basis (move in/out between 1x week to 1x month)
- Horses are "work" horses and don't pose a threat to the community (you can check out more information about Capitol Peaks Outfitters at: <http://www.capitolpeak.com/index.html>)
- Minimal equipment traffic within the community
- Horses will be spread out on both sides of the open space
- Hot wire fencing; waist high, t-posts, single wire, signs posted
- Fencing would be placed to property owners satisfaction - if property owner wants a barrier, fencing would be adjusted
- Size of property is a big enough area that smell, flies, dust and manure (grass going back to grass) are of little or no concern
- Insurance shouldn't be an added expense (Beach Resource is checking into this)
- Benefits to the Association: no cost weed control, eliminate (partial) fire danger the open space is creating, grazing will open up space to eventually

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remove rocks that are preventing mowing efforts, grow a better kind of grass, "working" ranch style feeling to the community. It will eventually give the association more choices of managing the open space area in the future.

- And of course, it will save the association \$\$\$!

An informal vote was taken as to whether the property owners present were interested in pasturing horses at Cerise Ranch that were owned by non-residents. The majority of the property owners were in favor with the exception two property owners. One of these property owners was in favor if there was no change to the covenants and was on a trial basis with a one year contract.

President Capobianco confirmed with Beach Resource Management that there was a quorum present as represented by those in attendance along with the proxies received for the meeting. Proper notice was given. We were unable to ratify changes to the covenants at this meeting as we need 67% of voting members to pass the changes.

CONSIDERATION

The minutes from the December 14, 2010 Annual Meeting were presented for consideration and approval at this time. After a brief period for review, there was a motion from Peter Dolan to approve the Annual Meeting minutes and there was a second motion by Eric Schmela. All voted in favor.

PRESIDENT'S REPORT

President Capobianco discussed the challenges CRPOA faced this year including: fixing a culvert bridge, removing the gazebo, Blue Creek banks restoration, Schultz lawsuit (Trial set for July 2012), sprinklers and pumps, frozen pipes in the clubhouse, lightning strikes and mudslide damage.

Accomplishments to the subdivision included: new pool furniture, flower planters around pool, clubhouse painted, 19 trees planted along berm, website, improved communication with newsletter, plantings, round-a-bouts, new trash company with weekly recycling, continued help from Garfield County for mosquito spraying, Garfield County assistance in identifying problem weed areas, bike path and pond treatments for algae growth.

Anticipated challenges for 2012 include maintenance of open space and weed control of over 600 acres, owner participation as board members or involvement on specific tasks and dues collections.

Ted Borchelt commented that the transition to the new landscaper was very smooth and that they have done a great job. Eric Schmela added that the pond will need to be treated again this spring then we can use an organic treatment. Richard Stumpf asked about the depth of the pond and possible dredging.

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Eric Schmela has met with the Colorado Division of Transportation regarding the fencing they plan on installing this year. The fencing is proposed to be on the south side of the berm until it nears the entry then it will go over the berm and will be placed directly behind the signage. We will need to clean out the grate on an annual basis. CDOT is working with us and we shouldn't have any additional costs. We may need to give them an easement to place the fence in the common space. We will have two ramps entering Cerise Ranch and may have to take a few trees out.

PROPOSED 2012 BUDGET

Director Calabro stated that the dues will remain the same for 2012. Hope Wallace of Beach Resource Management reported that \$29,000 was written down in bad debt in 2011 from six property owners. A collection agency was working on recovering these assessments but has not had any recoveries to date. Beach Resource Management sends a delinquent letter at 30 days, 60 days and then files a lien. Director Calabro said that two pumps were fixed this year, replaced sprinklers and new filtration system was installed under the landscaping budget. Received transfer assessments of \$4,000. The dues on the 2012 budget should be \$112,801. Security system at the clubhouse will need to be replaced due to lightning strike. Peter Dolan said he would look into lightning rods. Ed Petrosius made a motion to approve the 2012 proposed budget. Peter Dolan seconded the motion. The motion was approved unanimously.

AMENDMENTS TO COVENANTS

Unable to vote to ratify, as 67% of property owners needed to change covenants. To allow four hens with coops approved by the Cerise Ranch Design Review Board – An informal vote was taken with the present property owners. The majority were in favor with the exception of two property owners. The Board will discuss putting the issue to vote.

ELECTION OF EXECUTIVE BOARD

With April Calabro and Farrah Roberts concluding their term, President Capobianco went over the need to elect new Board Members. All property owners will need to participate at some point. The commitment entails a once a month meeting, e-mail correspondence and occasional special meetings. Peter Dolan expressed an interest to be on the Board. Director Calabro and Director Roberts will remain on the Board for another year. President Capobianco made a motion to elect Peter Dolan as a board member and to continue the terms of Director's Calabro and Roberts for one more year. Ted Borchelt seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 7:43 p.m.

Respectfully submitted

Farrah Roberts, Secretary