

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Tuesday, January 10, 2012, 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 January 10, 2012, with the following persons present and acting:

- Martha Capobianco, President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Peter Dolan, Director
- Hope Wallace, Beach Resource Management

**Meeting topics: Financial Report for Cerise Ranch POA, Debt Collection, Election of New Board Officers, CRPOA Board Goals for 2012, DRB Report, Horses, Chickens, Ditch Plan, Mowing of the Fields and Shultz Lawsuit.**

The meeting was called to order at 6:03 p.m.

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

No homeowners present.

**Consideration** - The Minutes for the November 8, 2011 meeting were presented for approval. Director Dolan made a motion to approve the minutes, Director Capobianco seconded, with the minutes then approved unanimously.

### **Financial Report**

December financial statements were reviewed. Three property owners are past due and have been contacted numerous times by Ms. Wallace. Lot 60 and 49 have trash service through CRPOA. The Board directed Ms. Wallace to cancel service.

Director Calabro asked Ms. Wallace to look into the Wildlife Habitat Fee and how it works.

This month should bring \$7,000 in transfer assessment fees due to loan closings.

Year-end financial statements show overages on landscaping maintenance and bad debt.

Director Calabro questioned whether we needed internet at the clubhouse. Due to the remote security system we need to have internet. Director Dolan spoke with an electrician regarding

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lightning rods and if they would protect against damage from future lightning strikes. The electrician recommended surge protectors. Director Calabro will speak with Mike Hoffman regarding surge protectors on the irrigation pumps to avoid future issues.

Ms. Wallace will contact Alltec Security to discuss a bid for a new security system at the clubhouse.

## **New Business**

Election of Executive Board Officers: Director Roberts made a motion to keep the officer positions the same and have Director Dolan serve as a Director. Martha seconded the motion with all voting in favor.

Mowing Fields: Ms. Wallace will pursue getting a bid for field mowing.

Ditches: Dennis Cerise has stated he will work with someone to fix the Harris Reed ditch to avoid a potential blow out. The ditch will be added to the April agenda and see if Dennis can come to the meeting.

Bike Path: Director Capobianco will contact AA Amazing to complete improvements to bike path.

## **CRPOA Board Goals:**

1. Pond Maintenance/Aeration – make healthy for fish
2. Bike Path
3. Plant Additional Trees
4. Paint Interior of Clubhouse
5. Paint Speed Bumps
6. Crack Seal Roads/Repair Bluestem – Fall
7. Pool Furniture – purchase 6 lounge chairs
8. Weed Control
9. Website
10. Field Health
11. Rules and Regulations Policy to clarify CCR's

Ms. Wallace will get bid for interior painting of the clubhouse.

## **Old Business**

DRB Report: Lot 39 proposed changes for the exterior siding to the DRB. The changes were approved.

Horses and Chickens: Ms. Wallace will check with Heather Gosda on the best approach for approvals and will report back to the Board. Neil-Garing is still working on insurance issues for pasturing horses. Director Dolan asked about e-mail voting and if this is a possibility. Ms. Wallace will check if this is possible.

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## **Other Business**

Ms. Wallace will check into e-mailing quarterly invoices to property owners for assessments to save money and also be more environmentally conscious.

Schultz Lawsuit: Metlife is in the process of providing supporting documentation for the lawsuit. Ms. Wallace will work on organizing legal fees for possible collection if we win the lawsuit.

There being no further business to come before the meeting, the meeting was adjourned at 7:30 p.m.

The next meeting will be on Wednesday, February 15<sup>th</sup> at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

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