

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Wednesday, February 15, 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 February 15, 2012, with the following persons present and acting:

- Martha Capobianco, President
- April Calabro, Treasurer
- Farrah Roberts, Secretary (arrived at 6:27)
- Peter Dolan, Director
- Eric Schmela, Owner
- Richard Stumpf, Owner
- Marty Nieslanik (arrived at 6:45)

**Meeting topics: Open Space Mowing/Burning, Security System, Long Term Parking Along Roadways, Lighting - Pool Exterior, DRB Report, Horses, Chickens, Painting Bids and Bike Path.**

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

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

Nothing noted in open forum.

**Consideration** - The Minutes for the January 10, 2012 meeting were presented for approval. Director Calabro made a motion to approve the minutes, Director Dolan seconded, with the minutes then approved unanimously.

### **Financial Report**

Heather Gosda with Beach Resource Management made recommendations via e-mail based on the transfer of the bookkeeping duties to Beach Resource Management. Ms. Gosda recommended bringing Working Capital Equity to \$0 as of 12/31/11 and to open a new checking or money market account with new working capital funds in the amount of \$1,575 as of 1/31/12. Director Calabro will meet with Ms. Gosda to finalize decisions.

With the new structure this year with Beach Resource Management we will review financial statements every other month.

### **New Business**

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Security System: Director Roberts and Director Dolan to meet with Alltec Security to discuss options for the security system.

Long Term Parking on Gravel: Director Dolan would like to see only temporary parking along the roadsides. Eric Schmela stated that the previous Design Review Board asked property owners to install rock along roadsides to have continuity and parking. This was also to avoid perpendicular parking along the road. Safety is a big concern with cars parked along roadsides. The Board will work on Rules and Regulations Policy to clarify the Covenants, Conditions and Restrictions for Cerise Ranch. In any case vehicles need to be off the road with no portion of the vehicle on the road.

Open Space Mowing/Burning: Marty Nieslanik attended the meeting to discuss burning / mowing the common areas in the fields. Mr. Nieslanik requested to be added to our insurance for the burning and mowing of the field. Director Dolan has contacted the insurance agent and will keep the Board posted. Mr. Nieslanik asked about placing cattle in the field directly across from the clubhouse instead of burning this field. This is not a possibility at this time. The Carbondale Fire Department will be on-sight for the burning of the field along with 4-wheelers with sprayers to ensure a controlled burn. Mr. Nieslanik would like permission from homeowners to hook onto their water spigots to maintain control of the fire. Hoses would be supplied by the fire department. With the inversion we would have two days' notice of the burn. The fire department will tap into fire hydrants if necessary. It is preferred that homeowners are available to assist. Director Roberts will send out an e-mail to all property owners regarding the impending burn and to remove hoses and debris and weed whack along the north side of the ditch. A firebreak will be created along the ditch and around pumps and trees. Mr. Nieslanik is looking into a side roll irrigation system for the lower portion of the field along Highway 82. An initial one-year lease will be prepared. Mr. Schmela will look into an agricultural lease. The common space will be burned on the lower side of the ditch. Director Capobianco will contact the El Jebel Fire Department, Dakota's and Blue Lake HOA's regarding the burn. She will also contact the homeowners in Dakota's next to the head gate. Mr. Nieslanik would like an agreement if we are unable to put him on our insurance that he will bear no liability for the burning of the fields.

Lighting – Pool Exterior: Director Calabro has installed lower watt bulbs in the pool side patio lights. She will look into removing the reflectors or possibly two of the light bulbs.

## **Old Business**

DRB Report: No updates

Horses: The Board will not be pursuing this option due to insurance issues. Director Capobianco will contact John Howe.

Chickens: Postponed until March meeting.

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Painting Bids for Clubhouse Interior: Painting being performed by Klees.

Bike Path: Improvements are completed on the extreme low points of the bike path for \$1,700. Director Capobianco will obtain a bid from AA Amazing to complete the remainder of the path.

## **Other Business**

CDOT Fencing: CDOT is drafting an agreement to place the fencing inside of the entry berm. Mr. Schmela will check into a gate at the East entrance.

Lift Station: Possible issues regarding the lift station for the clubhouse and Lot 66. The owners of Lot 66 are checking into it.

Pond Maintenance: Mr. Schmela recommended additional chemical application to the pond two weeks prior to the irrigation being turned on. He has spoken with the Roaring Fork Water Conservancy and they recommend treating the pond several more times and then use a more organic product once the growth is under control.

Goals: Director Calabro asked about purchasing additional pool furniture. The cost of each chair has increased by \$50. She will e-mail specs to Mr. Schmela to possibly get the chairs at wholesale. The speed bumps need painted and a recommendation was made to use Asphalt Services, Matthew phone # 505-710-8500.

There being no further business to come before the meeting, the meeting was adjourned at 8:09 p.m.

The next meeting will be on Tuesday, March 13<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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