

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, March 13, 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 March 13, 2012, with the following persons present and acting:

- Martha Capobianco, President
- April Calabro, Treasurer (arrived at 6:20)
- Farrah Roberts, Secretary
- Peter Dolan, Director
- Hope Wallace, Beach Resource Management
- Ismael Argueta, Owner
- Marty Nieslanik (arrived at 6:40)

Meeting topics: Financial Report, Staining Fencing by Mail Boxes, Spring News Letter, DRB Report, Open Space Mowing/Burning, Weed Control, Security System, Chickens, Parking Clarification and Bike Path.

The meeting was called to order at 6:10 p.m.

Owner's Open Forum

Ismael Argueta, Lot 54, asked questions regarding getting irrigation to his property. It was suggested to talk to the property owners in his vicinity about what they are doing for irrigation and getting it to their property as they have the water rights. Mr. Argueta asked if he could remove the large cottonwoods on his lot that are in bad condition. The Board approved the removal of the trees. Mr. Argueta is interested in building an additional storage/garage/additional dwelling unit on the property. The Board was not sure if the property was zoned for this and suggested checking with the county and also recommended speaking with the Design Review Board.

Consideration - The Minutes for the February 15, 2012 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

Hope Wallace with Beach Resource Management presented the new format for the financial statements. The budget is over in the Clubhouse Repairs and Maintenance due to the interior painting of the clubhouse. Discussion ensued whether this should be taken from operating cash

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or reserves. The Board chose to use operating cash at the interior painting is not part of the reserve study. Overall the expenses are within budget and income is \$11K above projections due largely to the \$7K received in Transfer Fees. With the positive income there was also discussion if reserve maintenance should be funded from operating cash throughout the year. The Board chose to fund from reserves and then transfer any excess from operating at the end of the year.

Accounts Receivable: The largest past due owner has contacted Ms. Wallace to arrange for payment in full on March 14th plus the 2nd quarter dues. Ms. Wallace reported receiving 4 other checks. Six property owners are past due and Ms. Wallace is in contact with each of them.

New Business

Painting/Staining Fencing near Mail Boxes: Director Dolan will stain the fence with the remaining green stain in the clubhouse mechanical room.

Spring News Letter Topics: Discussed topics for the upcoming newsletter.

Old Business

DRB: Nothing new to report

Burning/Mowing Open Spaces: Marty Nieslanik reported that the burning was proceeding well. He suggested that all vacant land property owners along the Harris Reed ditch cut their grass back 30 ft. from the ditch. Ms. Wallace will send an e-mail to these owners and also a reminder to all property owners that they should not be storing any materials in the open spaces or throwing any debris (rocks, wood, trash, etc...) into these areas since they will be mowed. Property owners who throw debris into the open space could be liable for damage done to Mr. Nieslanik's equipment. Mr. Nieslanik recommended repairs that need to be done on the Harris Reed ditch. The Board was aware of these repairs and has been in contact with Dennis Cerise. Mr. Nieslanik will stake out the areas he believes need repaired. Director Capobianco will contact AA Amazing to submit a bid to fix the ditch as well as several culverts that need maintenance.

Weed Control: Property owners will have until May 31st to take care of any thistle on their property. After that Prima Plant will be spraying the thistle on property owner's lots at their expense. The Board requested that all the spraying for thistle be completed for the full property by the end of the first week of June. Ms. Wallace will relay this information to Prima Plant.

Security System: The Board reviewed the bid from Alltec Security. They decided to not move forward with the door contacts and monitoring. Director Roberts will request a new bid without these and will ask if we can get motion detectors with an alarm that will time out by itself. Director Roberts will also request that a surge protector be used.

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Chickens: Ms. Wallace will put together the language needed to put the vote for Chickens to the property owners. Director Roberts will put together an educational piece to include with the vote.

Parking Clarification: The Board will continue encouraging homeowners to use garages and driveways for parking. Parking along road shoulders will be highly discouraged.

Bike Path: AA Amazing's bid to complete the bike path to Bluestem Ct. is \$5,445. Due to the number of other projects (ditch, culverts, etc...) the Board decided to not move forward with the bike path at this time. The bike path is under water again. Director Dolan suggested trenching several spots for better drainage toward Blue Creek. Director Capobianco will discuss with AA Amazing.

Other Business

There being no further business to come before the meeting, the meeting was adjourned at 8:40 p.m.

The next meeting will be on Tuesday, April 10th at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
