

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

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

- Martha Capobianco, President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Richard Stumpf, Owner
- Ed Petrosius, Owner
- Travis Sinclair, Owner

**Meeting topics: Prima Plant Noxious Weeds Presentation, Trout for Pond, Pond Chemicals, Irrigation, Spring Clean-up Day, Schultz Lawsuit, Water Rights Due Diligence, DRB, Burning/Mowing Open Space, Ditch/Culvert Maintenance, Weed Control, Security System, Chickens and Fence Staining Near Mail Boxes.**

The meeting was called to order at 6:00 p.m.

Prima Plant Services came to the meeting to promote awareness and education for the State of Colorado's noxious weed list. They use a blue dye when spraying weeds and also post signs. Once they spray and it the chemical has dried it is safe for humans and animals. Persistence is the key for weed control. Brochures are located at the clubhouse.

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

Nothing noted in owners open forum.

**Consideration** - The Minutes for the March 13, 2012 meeting were presented for approval. Director Calabro made a motion to approve the minutes, Director Capobianco seconded, with the minutes then approved unanimously.

### **Financial Report**

Financial statements will be reviewed in May.

### **New Business**

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Trout for Pond: Discussion if we should put trout in the pond this year. Director Capobianco will contact Tim Welsh regarding bringing in a specialist to see if the trout will have a chance with the current conditions of the pond.

Pond Chemicals: Pond chemicals were applied on April 2<sup>nd</sup> by Eric Schmela.

Irrigation: The Highline ditch will be turned on April 20<sup>th</sup> and the Harris Reed ditch will be turned on April 17<sup>th</sup>.

Spring Clean Up: Projects to include: trash pickup, clean and organize mechanical room, pick up trees/branches/debris from culvert areas and clean up small pond area on the left of the entrance (weed eat, remove debris, cut down dead trees, prune trees, etc...). Donuts, coffee and drinks will be provided.

Schultz Lawsuit: Proposal from Sewer Solutions reviewed. Bid is not very detailed. Director Calabro questioned whether Sewer Solutions had seen the engineer's report this type of fix is not recommended as the ground beneath the pipe is not stable. Director Capobianco will check with Hope to see if the proposal was accepted by Schultz.

Water Rights for Hope Pond: Director Capobianco will also follow up with Hope to see if it is recommended for us to proceed with due diligence.

## **Old Business**

DRB Report: No update.

Burning/Mowing Open Space: The burned fields look good with the exception of the line of trees on Eric Schoon's berm. Marty Nieslanik was contacting his insurance to look at the trees. We have not heard back from Mr. Nieslanik. Director Capobianco will ask Hope Wallace to contact Mr. Nieslanik.

Weed Control – Prima Plant: Prima Plant Services has recommended waiting until fall to spray the Russian olives since the fire burned the noxious weed and they may not need spraying.

Security System: Director Roberts met with Alltec Security to let them know of the Board recommendations from March meeting. Waiting for an updated bid.

Chickens: Vote needs to be sent to the property owners along with educational piece. Director Capobianco will follow up with Hope Wallace.

Staining Fencing near Mail Boxes: Director Dolan said he would stain this fence. No need to include this in the spring clean-up day.

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## **Other Business**

None.

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, May 8<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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