

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, May 8, 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 May 8, 2012, with the following persons present and acting:

- Martha Capobianco, President
- Farrah Roberts, Secretary
- Hope Wallace, Beach Resource Management
- Eric Schoon, Owner

Meeting topics: Financial Reports, Schoon Property Damage, High Line Ditch/Harris Reed Ditch, Twisted Tree Landscaping Report, Schultz Lawsuit, Water Right for Hope Pond Due Diligence, DRB Report, Security System and Chickens.

The meeting was called to order at 6:01 p.m.

Owner's Open Forum

Homeowner, Eric Schoon, attended the meeting to discuss the progress of replacing his damaged pine trees from the controlled burn. Colorado Casualty, Marty Nieslanik's insurance agent, denied the claim and has forwarded the claim to the Carbondale Fire Department (CDF) as the insurance company has ascertained that they were in charge of the prescribed burn. Mr. Schoon received the denial of the claim and will contact the CDF and Colorado Casualty for an update. Mr. Schoon said we would not be able to plant the replacement trees until August. The Board and Mr. Schoon reviewed the tree replacement bids. A bid has not been chosen yet although Mr. Schoon is leaning towards Twisted Tree or Aspen Valley Landscaping.

Consideration - The Minutes for the April and May meeting will be presented for approval at the June meeting.

Financial Report

The financial statements were reviewed and were in order. A lien will be filed on Lot 17 for past due assessments. Lot 32 has been quit claimed to a family member and they have communicated that they will bring assessments current. Since April 30th \$5,600 has been received in dues towards the \$19,000 in past due assessments. Intermountain Trash charges a \$25 fee for the cancellation of trash. This covers the cost of picking up, cleaning and re-delivering the container. The Board will be passing this cost onto the property owners if they are cancelled.

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New Business

High Line Ditch/Harris Reed Ditch Committee Members: Ms. Wallace will contact Twisted Tree to see if they are interested in being a contact/manager of the ditches. Todd Gressett and Dennis Cerise will remain the contacts for the ditch. It was noted that Lot 27 is irrigating from Blue Creek and they should be irrigating from the Harris Reed ditch as we have no water rights from Blue Creek. Ms. Wallace will send them a letter that their irrigation needs to be changed to the Harris Reed ditch.

Twisted Tree Landscaping Report: Director Capobianco stated that Twisted Tree is doing a great job with the common space. Currently Twisted Tree is in the process of trimming trees and mowing grass around the two ponds.

Schultz Lawsuit: The Board elected to not accept the insurance companies offer to pay for part of the cost to fix the Highline ditch in Dakotas. This was due to the engineers report from Sopris Engineering stating that a “sleeve fix” would not be appropriate to repair the section of pipe as it appeared the ground under the pipe was unstable.

Water Rights for Hope Pond – Due Diligence: Tabled until the June meeting when all Board members are present.

Old Business

DRB Report: Peter Dolan met with Richard Stumpf to review the project on Lot 39. The home is looking great and appears to be very well built. The first part of the construction deposit will not be refunded until the garage doors and back deck are installed. The landscaping varied from the approved plans. Mr. Stumpf will provide an updated landscaping plan to the DRB. Lot 45 needs to complete their retaining wall and paint garage doors to get their construction deposit back.

Security System: Alltec Security should be completing the security system within the next week.

Chickens: The proposed change to the covenants to allow chickens in Cerise Ranch was denied by the property owners based on the straw poll vote with 24 yes votes and 13 no votes.

Other Business

Treadmill: Lot 7 offered their treadmill in return for payment of their second quarter, 2012, dues. The Board has chosen to not accept the offer as a value on the treadmill could not be determined.

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Landscaping Deposit to Lot 51: Ms. Wallace to contact the new owner of Lot 51 to let them know we are still in receipt of the previous owners landscaping deposit. Director Capobianco questioned whether Lot 59 had received the landscaping deposit back. Ms. Wallace will check to see if they received it.

Spring Clean-up: Thank you to all of the property owners who participated in the spring clean-up. It was noted that a larger trash container should be ordered in the future.

Pond Areas / Budget: Director Capobianco suggested that the budget for Landscaping in 2013 include a one-time clean-up fee for the pond areas.

There being no further business to come before the meeting, the meeting was adjourned at 7:09 p.m.

The next meeting will be on Tuesday, June 12th at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
