

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, June 12, 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 June 12, 2012, with the following persons present and acting:

- Martha Capobianco, President
- Farrah Roberts, Secretary
- April Calabro, Treasurer
- Peter Dolan, Director

Meeting topics: Financial Reports, Executive Board Positions, High Line Ditch/Harris Reed Ditch Committee Members, Twisted Tree Landscaping Report, Water Rights for Hope Pond Due Diligence, Unhealthy/Dead Trees, DRB Guidelines for Irrigation Pumps, Prima Plant Weed Control, Schoon Trees, DRB Report and Security System.

The meeting was called to order at 6:05 p.m.

Owner's Open Forum

No owners were present.

Consideration - The Minutes for the April and May were presented for approval. A motion to approve the April meeting minutes was made by Director Calabro and seconded by Director Capobianco with all voting in favor. Director Capobianco made a motion to approve the May meeting minutes with a second by Director Roberts with all voting in favor.

Financial Report

The accounts receivable aging report was reviewed. Director Calabro noted that Beach Resource Management is doing a great job in keeping receivables within one quarter. It was noted that Lot 7 is under contract. Five lots have unpaid late charges.

New Business

Executive Board Positions: Director Calabro, Director Capobianco and Director Roberts terms are all expiring at the end of the year. Ms. Gosda with BRM sent an email out to property owners for Executive Board positions. No commitments have been made at this time.

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High Line Ditch/Harris Reed Ditch Committee Members: High Line ditch will be managed by Director Calabro and Dave Marrs. The Harris Reed ditch will be managed by Dennis Cerise and Todd Gressett. A recent e-mail from Gary Beach of Beach Resource Management incorrectly referred to the Harris Reed ditch as being sealed and it should be the High Line ditch. Director Calabro will contact Mr. Beach to discuss the sealing of the head gate for High Line ditch and find out why it was not sealed last year.

Twisted Tree Landscaping Report: Director Capobianco requested an e-mail update from Twisted Tree. Work is being completed timely and to the Board's satisfaction. Twisted Tree will begin spraying road sides throughout Cerise Ranch. The Board recommended having Twisted Tree include maintaining around both ponds once during the year as part of their contract for 2013.

Water Rights for Hope Pond – Due Diligence: The Board unanimously approved to not pursue additional water rights for Hope Pond.

Unhealthy/Dead Trees in Common Areas: Director Dolan noted that there are many trees on the berm that have been sprayed with orange paint. He questioned whether these trees are diseased. He will contact Prima Plant Services regarding the paint and also regarding the Russian Olives in the common areas. Director Dolan offered to remove dead trees on the berms, by the clubhouse, around the small pond and in the common area for \$25 per hour. The Board approved Director Dolan to remove the trees and to bill the CRPOA.

DRB Guidelines for Irrigation Pumps: Beach Resource Management sent the new DRB guidelines for irrigation pumps via e-mail to all property owners.

Prima Plant Weed Control: Director Dolan will follow up with BRM and Prima Plant Services regarding weed spraying.

Old Business

Schoon Trees: Carbondale Fire Department and the Insurance Adjuster for Marty Nieslanik would like to schedule a meeting to discuss replacing the trees on the Schoon property and they have requested that someone come to the meeting to represent the CRPOA. Director Dolan will contact Ms. Gosda that he is able to attend the meeting.

DRB Report: Lot 66 has been approved for house staining. The staining of the home on Lot 1 has been completed.

Security System: Alltec Security has ordered a new power source for the DVR to see if this is the issue.

Other Business

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Hope Pond: The chemicals applied to Hope Pond for the algae and plant growth did not work. Eric Schmela will contact a pond expert for the next steps.

Landscaping Deposit to Lot 51: The Board questioned as to whether the new owners of Lot 51 were notified that we have a landscaping deposit for the property.

Covenant Inspections/Violations: The Board discussed conducting the inspections instead of BRM. The Board will notify BRM of any violations. The renters of Lot 68 have received a complaint of an underage person driving around the neighborhood and also riding a dirt bike on the property. BRM has sent a letter notifying the property owners that these types of actions are not permitted.

Payment Drop Box at Clubhouse: The Board elected to not install a drop box at the clubhouse.

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 Tuesday, July 10th at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
