

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, July 17, 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 July 17, 2012, with the following persons present and acting:

- Martha Capobianco, President
- Farrah Roberts, Secretary
- April Calabro, Treasurer
- Heather Gosda, Beach Resource Management
- Gary Beach, Beach Resource Management

Meeting topics: Financial Reports, Crack/Seal Roads, Road Damage-Blue Stem Court, Mowing of Open Space, Schultze Lawsuit, Conditional Water Rights, Schoon Trees, Executive Board Positions, Landscaping Report, Dead Trees in Common Space, Weed Control, Covenant Enforcement, DRB Report and Security System.

The meeting was called to order at 6:09 p.m.

Owner's Open Forum

No owners were present.

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

Financial Report

Ms. Gosda reviewed the financial statements with the Board. Transfer fees for the year total \$6,946 due to the sale of Lots 51, 54 and 66. Legal fees expense is over due to costs incurred from Mr. Beach providing opinion from the Schultze case and the issue with the Schoon's trees. Management is over but should taper down in the fall. Clubhouse Repairs and Maintenance is over due to the interior painting and new pool chairs. Weed Control (Private Lots) will be brought to a zero balance with payments from pertinent property owners. General Maintenance – Ms. Gosda will reclassify the culvert and ditch cleaning expense to the reserve fund.

Accounts receivable is looking good except for 4 lots past due for one quarter worth of assessments. Letters were sent to all past due property owners. Ms. Gosda asked about the past

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due late fees on a number of lots. The Board does not want to waive these late fees as expense is incurred for CRPOA in collecting. Accounts payable have all been paid.

Manager's Report

Road Crack-Sealing Bids: One bid has been obtained from Summit Sweeping & Asphalt for \$5,025 subject to change since over 60 days; avoid Kauffman, who did the work in 2010; BRM will obtain additional bids from Sealco, Lyons and others; management recommends crack-sealing as needed until roads are about 10 years old; seal-coating is about \$30k; chip & seal costs more.

Bluestem Court Settling: Mr. Beach has contacted Midvalley Metro District to check if valves in road may be leaking – Bill Reynolds says no. Gary called Steve Reeser at Harris & Reed Ditch Company to see if culvert was installed correctly. Reserves may need to be tapped for this repair. Road settling not called out in Reserve Study, but Road Maintenance is called out in Reserve Study. The Board has elected to wait until 2013 to repair.

Mowing of Open Space: Marty Nieslanik reports that he will mow as soon as the weather cooperates (needs a dry spell).

Schultze Lawsuit: Case was dismissed by the Court as a result of the negotiated settlement that absolves the Association of all responsibility so long as the Highline Ditch head gate is sealed and checked 2x per month during irrigation season. Mr. Beach is negotiating a reimbursement from the insurance company for the cost of checking the head gate & creating a longer-lasting seal.

Conditional Water Rights: Board voted not to pursue. Midvalley Metro District stated the water rights were conveyed to them.

Schoon Trees Settlement: Director Dolan negotiated \$12k in payments from the insurance companies for the Fire Department and Marty Nieslanik but no payments have been received to date. Mr. Beach is to broker the release, and collect checks. Board agreed to give the Carbondale Fire Department a \$1,000 donation from General Maintenance.

Weed Control: Prima Plant sprayed roadsides and open spaces for thistle, burdock, houndstongue & scentless chamomile, and this work, along with the spraying of the Russian olives, was invoiced to the Association and then submitted to the Garfield County Conservation District's weed cost-sharing program for a reimbursement of \$1,000. Reimbursement is being reviewed and should be sent in 6 to 8 weeks. Scope of work for the year from Prima Plant: two spot-spray treatments along the roadsides and bike path; two spot-spray treatments around the clubhouse rough / pond and gazebos open areas; one spot-spray treatment of highway berms; one spot-spray treatment of the weedy area at the far SW corner of the subdivision (Board discussed whether this area would be mowed by Marty – Ms. Gosda will confirm).

Prima Plant sprayed 8 private lots in late June/early July for weeds after the private lot owners were given notice via email & phone calls. Total amount invoiced to Association was \$1,326 and this in turn has been billed to the private lot owners. Related note: Krista Klees asked whether the open

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space portion of her lot (Lot 60, 241 Sunflower Loop) was her responsibility, and Section 8.3 of the Declaration states that this area is common area and therefore is an Association responsibility.

Landscaping Update: An email was received from Mike Jenkins of Twisted Tree and other than replacing numerous sprinkler heads the landscaping is in order.

Security System: Matt with BRM is meeting w/Sasho of Alpha Security this Monday, July 23; DVR is working now with new shuttle PC (spare part from Decypher) and same hard drive – will plug in to get cameras working again – should work since all the configurations stayed the same; new fob set-up; software rebooting to be addressed.

Pool: Fitz of Mountain Blue reports that the pool pump motor sounds like it may need to be replaced (~\$500), and he needs to repair the pool cover reel at a cost of ~\$175 (replacement = \$500, and he says it doesn't need to be replaced). Fitz also recently repaired the metal steps that were broken due to what appeared to be vandalism. Director Roberts will ask Jon Roberts about power washing pool decks.

DRB Report: Lot 13 fencing project requested; Lot 51 deposit refund denied; Lot 38 deposit refunded; Lots 47 & 48 Tree Planting Plan in progress.

Covenant Enforcement: Lot 68 owners and tenants were mailed letters regarding dirt biking on property & underage driving on roads; Lot 39 was sent a letter regarding construction trailer. Both responded. The trash discontinuation fee for past due assessments of \$25 will be added to the collection policy as of July 17, 2012.

Old Business

Executive Board Positions: Chris Szczelina has stated he will run for a Board position for 2013 if needed.

Dead Trees in Common Areas: Director Dolan will be removing the dead trees in the common areas.

Other Business

Culvert Cleaning: Ms. Gosda to obtain bids to clean out the culvert directly in front of Lot 43. The Board noted that all other culverts are in good working order.

Assessments: Ms. Gosda recommended to the Board to entertain a small increase to annual homeowners dues to cover association costs for 2013.

There being no further business to come before the meeting, the meeting was adjourned at 7:10 p.m.

The next meeting will be on Tuesday, September 11th at 6:00 p.m. at the Clubhouse.

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Respectfully submitted

Farah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
