

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, September 11, 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 September 11, 2012, with the following persons present and acting:

- Martha Capobianco, President
- Farrah Roberts, Secretary
- April Calabro, Treasurer
- Peter Dolan, Director
- Ismael Argueta, Owner Lot 54

Meeting topics: Financial Reports, Clubhouse Cleaning/Billing, Cleaning/Storing Pool Side Furniture, Discontinuing Clubhouse Trash, Culvert Cleaning, Collection Policy, 2013 Mowing Agreement, Fall Newsletter, Pump Covers and Clearing Ditch, Maintaining Field behind Clubhouse, Crack/Seal Roads, Road Damage-Blue Stem Court, Mowing of Open Space, Landscaping Report, Dead Trees in Common Space, Weed Control, Covenant Enforcement, DRB Report, Security System and Elk Fencing.

The meeting was called to order at 5:56 p.m.

Owner's Open Forum

Ismael Argueta was present to discuss getting water to his lot via the irrigation/ditch system and easements. The Board found the Plat map and Director Dolan will follow up with Dave Marrs to see if he is aware of the water rights to Mr. Argueta's lot.

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

Financial Report

The financial reports were reviewed. A lien has been filed on Lot 7 for past due assessments and trash service has been cancelled for Lot 49. The Board discussed the categories that are over within the budget. Overall net income is \$12K above budget.

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Manager's Report

Ms. Gosda of Beach Resource Management was unable to attend but she sent a report out to Directors.

Clubhouse Cleaning/Billing: The Board agreed that billing for the cleaning should be done at least quarterly. Director Capobianco will notify Kimberly Welsh of these terms.

Cleaning/Storing Pool Side Furniture: Owner, Julie Walker, stored the pool furniture cushions and organized the furniture. The Board sends a big thank you to Julie for helping out.

Discontinuing Clubhouse Trash Service: The trash service has been discontinued to the clubhouse for the fall/winter season.

Culvert Cleaning: The Board looked at the drainage/culvert issues between Lot 64 and 65. It was decided the Director Capobianco would contact AA Amazing to see if he could clear the area for better drainage.

Collection Policy: The updated collection policy was reviewed and a motion was made by Director Calabro and seconded by Director Dolan to add a \$500 lien fee to be paid to the association should the association be forced to file a lien against a delinquent property owner, as well as the cancellation of trash service with a cancellation fee imposed against property owners who fail to pay assessments. All voted in favor of the collection policy. Please note that this was a formality as the policy was changed at the July 17, 2012 meeting but the policy had not been reviewed by all.

Mowing Agreement for 2013 with Marty Nieslanik: The Board discussed a contract between Cerise Ranch POA and Marty Nieslanik for the field mowing in 2013. The Board agreed to offer Mr. Nieslanik a 5-year contract for maintaining the fields by mowing and burning ditches in exchange for him to keep the hay. Insurance is required with Cerise Ranch listed as a loss payee. Director Capobianco will ask Beach Resource Management to draw up a contract.

Fall Newsletter: Director Roberts will draw up the fall newsletter with the following topics; Thank You to Julie Walker, Completed Goals, Crack and Seal Project, Elk Fencing Update, Annual Meeting Reminder, Board Members Needed, Ditch Pump Covers and Debris Removal from Ditches.

Maintaining Field Behind Pool: The Board would like Mr. Nieslanik to mow the area behind the pool. Director Capobianco will ask Beach Resource Management to check with Mr. Nieslanik to see if he can do this.

Old Business

Crack/Seal Roads and Repair Bluestem: Kaufman will be crack sealing the roads and repairing Bluestem on September 19th and 20th.

Mowing Water Logged Areas of Open Space: Marty Nieslanik has requested that Cerise Ranch HOA turn off the Harris Reed ditch on September 20th for the season so that he may mow the water logged

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areas in a couple of weeks. Director Roberts has left two messages for Dennis Cerise, the last user of the ditch, to make sure he is okay with the early shut down. Director Capobianco will give Beach Resource Management (BRM) the go ahead to alert the HOA of the early closure of the ditch and Director Roberts will continue to try to reach Mr. Cerise.

Landscaping Update: Twisted Tree Landscaping is performing well. No concerns or issues noted.

Removal of Dead Trees in Common Space: Director Dolan will be removing the dead trees at a Board approved rate of \$20 per hour.

Prima Plant Weed Control/ Russian Olives: The drought in early summer postponed the weeds but thistles have popped up after the late summer rains. The weed spraying budget has been met and we are unable to spray again. BRM reported that all private lots that were sprayed in June and July have been invoiced and have paid for the weed spraying. BRM has notified additional lot owners to maintain their weeds. Prima Plant plans to return this fall to address the Russian olive sapling growth in the common areas, and there is money in the budget to address this.

Covenant Enforcement: Director Capobianco will provide a list of covenant violations to BRM.

DRB Report: Director Dolan gave an update; Lot 39 received their landscaping deposit back, Lot 51 was denied the return of the construction deposit from the previous owners as the property needs a lot of work, Lot 13 fencing project is under review, and Lots 47 and 48 have been approved for their tree planting plan.

Security System: BRM is working on setting up monitoring for the clubhouse to contact BRM for alarms. BRM has emergency on-call staff in place for after-hours emergencies so that the Board members need not be responsible for midnight emergencies. Currently, the modem for the security system is also being replaced by BRM, as this component stopped functioning last week; it is an inexpensive repair.

Elk Fencing: Eric Schmela is continuing to work with CDOT for the elk fencing along Highway 82 and Cerise Ranch. It appears to be coming along nicely. Mr. Schmela is finalizing some of the details and will then present to the Board the final plan. The Board thanks Mr. Schmela for his help.

Other Business

The following information was supplied by BRM in their management report:

Schultze Lawsuit: Gary Beach obtained \$1,700 from the insurance company to cover the cost of checking the Highline Ditch head gate 2x per month during irrigation season in order to ensure it stays sealed. Money has been deposited and booked to miscellaneous income.

Schoon Trees Settlement: The Schoon's have signed all the releases regarding their burned trees, releasing the fire department, Nieslanik's insurance company, and CRPOA from any further responsibility on the matter. Releases have been scanned and filed.

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Transfer Fees Update: The transfer fee income has grown to \$9,700 this year to date due to the recent sale of Lot 17. Just a reminder regarding the other sales this year: Lot 51, Lot 54 and Lot 66.

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 7:45 p.m.

The next meeting will be on Tuesday, October 9th at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
