

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, November 13, 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 November 13, 2012, with the following persons present and acting:

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

Meeting topics: 2013 Budget, Meeting Minutes, Culvert Cleaning, 2013 Mowing Agreement, Landscaping Update/Trees, Covenant Enforcement, DRB Report, Security System, Elk Fencing and Annual Meeting.

The meeting was called to order at 6:14 p.m.

Owner's Open Forum

Ismael Argueta inquired about irrigation water to his lot (54). He met with Dennis Cerise regarding buying water rights from him and this was not a possibility. Mr. Argueta is interested in getting an easement across Lot 55 to get to his lot. The Board suggested contacting the owner of Lot 55 to discuss the easement.

Owner, Chris Szczelina, attended the meeting in the interest of serving on the Board for the next term. Ismael Argueta also expressed an interest in being on the Board.

Consideration - The Minutes for the October meeting were presented for approval. Director Calabro motioned to approve the October meeting minutes. The motion was seconded by Director Dolan with all voting in favor. Mr. Szczelina noted that the meeting minutes on the CRPOA website were only through July. The Board did not meet in August but the minutes for September should have been posted on the website. The October minutes would not be posted yet as they had not been approved by the Board. Director Roberts will get the September meeting minutes posted as well as the newly approved October meeting minutes. The Board decided to approve future meeting minutes via email after the meeting to get the minutes posted in a more timely fashion for property owners to review.

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Financial Report

Financial reports were not reviewed this month. Director Calabro made a motion to approve the 2013 Budget for Cerise Ranch POA. Director Dolan seconded the motion with all voting in favor.

Old Business

Culvert Cleaning: The culvert/drainage area between Lots 64 and 65 has been cleaned for better drainage.

2013 Agreement with Marty Nieslanik for Mowing: The 2013 contract with Marty Nieslanik for mowing was reviewed. Director Dolan made a motion to approve the contract with Mr. Nieslanik. The motion was seconded by Director Capobianco with all voting in favor.

Landscaping Update: Twisted Tree Landscaping is performing well. No concerns or issues noted. The bids for extending the irrigation and planting additional trees along the front berm towards El Jebel were reviewed. Director Dolan suggested meeting with Tom Hazard (previous landscaper) or Tom Banks to determine what irrigation improvements had been completed along the berm and to get a better idea of the configuration of these improvements. Director Dolan will contact Tom Hazard and/or Tom Banks and report back to the Board.

Covenant Enforcement: Due to the time change and it being dark the Board was unable to perform a covenant enforcement check prior to the meeting. Director Dolan did note that the plow on Lot 22 had not been moved and was still in violation.

DRB Report: Matters being currently reviewed; Lot 7 fencing and Lot 39 shed requests.

Security System: The system is up and running.

Elk Fencing: No update at this time.

Annual Meeting: The Annual Meeting will be held on December 11th at 6:00 p.m. in the Clubhouse. All property owners are encouraged to attend as refreshments will be served. Director Dolan will get wine and Director Capobianco will see if Charles Capobianco would like to do appetizers not to exceed \$200. Director Capobianco will follow the same format as last year for the meeting. The Board will request Beach Resource Management to speak about the financial status of the CRPOA.

There being no further business to come before the meeting, the meeting was adjourned at 7:30 p.m.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.