

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Tuesday, January 8, 2013, 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 January 8, 2013, with the following persons present and acting:

- Martha Capobianco, President
- Farrah Roberts, Secretary
- April Calabro, Treasurer
- Peter Dolan, Director
- Chris Szczelina, Owner
- Mark Favro, Owner
- Heather Gosda, Beach Resource Management

**Meeting topics: New Board Members, Meeting Minutes, Election of Officers, New Business, Old Business, and 2013 CRPOA BOD Goals.**

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

### **Owner's Open Forum**

No owners were present for discussion during Open Forum.

**Consideration** - The Minutes for the November meeting were presented for approval. Director Calabro motioned to approve the November meeting minutes. The motion was seconded by Director Dolan with all voting in favor.

### **Election of Officers**

Peter Dolan was elected for President.

Mark Favro was elected Treasurer.

Chris Szczelina was elected Secretary.

Duties of each position were discussed.

### **New Business**

**Coordination of new signers at ANB Bank:** Former Treasurer April Calabro agreed to meet at ANB Bank to transfer signing rights to the new President and Treasurer.

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Mark Favro, treasurer, agreed to obtain a new signature card and find out what else needs to be done for the transfer.

Governing Documents: Heather Gosda presented the new officers with binders containing the governing documents of the Cerise Ranch Property Owners Association. She explained the purpose of the documents and clarified the differences between them.

Executive Board Meeting Schedule: It was agreed upon by all new officers to keep the same meeting schedule as the previous Board. Meetings will be held every month on the second Tuesday of the month at 6:00 p.m.

Management Attendance: Heather Gosda was asked to continue to attend Board meeting every other month. However, the new officers did request her to attend the February meeting to help with the transition to the new Board. The new officers decided to keep Beach Resources' current level of management and not expand their management role at the present time.

Financial Statements: Heather Gosda stated that she will continue to present statements at the meetings she attends every other month. However, she did reiterate that she can provide any financial information at any time if requested.

## **2013 CRPOA BOD Goals**

- Expand the storage space in the Clubhouse for Cerise Ranch property.
- Extend the tree plantings on the berms.
- Possibly install a dog waste receptacle by the path near the clubhouse.
- Finish the bike path.
- Explore with Marty Nieslanik the possibility of irrigating the fields.
- Investigate the practicality of mowing the berms along Hwy. 82

There being no further business to come before the meeting, the meeting was adjourned at 7:17 p.m.

Respectfully submitted

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

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