

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Wednesday, April 9, 2014, 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 April 9, 2014, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Mark Favro, Treasurer
- Keith Edquist of Edquist Management

The meeting was called to order at 6:05 pm.

Owner's Open Forum

No owners were present and no open forum discussion.

Consideration - The Minutes for the March 2014 meeting were presented for approval. Director Dolan motioned to approve the March meeting minutes. The motion was seconded by Director Favro. Minutes were approved.

New Business

The Board interviewed Keith Edquist of Edquist Management as a possible candidate to take over the management duties from Beach resources. Duties and responsibilities were discussed as well as Mr. Edquist's prior experience with Cerise Ranch. After speaking with Mr. Edquist, the Board thanked him for his time and agreed to take his proposal into consideration but explore other options as well and make a determination in the near future.

Director Peter Dolan suggested a date of May 3rd for the CRPOA Spring clean up. Director Chris Szczelina stated that he will be out of town on that date and unable to attend. The Board then considered to push back the clean up to a future date.

President Dolan proposed that any overgrown or unkempt empty lots should be dealt with by the Board in the same manner as they were last year. The Lot owners will receive a notice to clean and or mow their Lot and will be given a deadline. If the Lot is not taken care of by the deadline, the Board will hire someone to do the work and then bill the Lot owner.

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The Hope Pond will be treated again this spring for algae and excessive vegetation growth. Owner Eric Schmela has volunteered to do that for the CRPOA again this year and should be able to get to it before the irrigation system is turned on for the summer.

Mr. Dolan informed the Board that Twisted Tree Landscaping will be replacing the wooden road sign posts that have fallen down over the winter. They will be using treated wood this time to prevent the posts from rotting. Also, the gravel alongside the road that was scattered during winter plowing will be cleaned up by them.

Owner Mike Hoffman has been contacted to take a look at the entrance lights and fix any that are not working.

Marty Nieslanik has informed us that he will be burning the Harris and Reed ditch as soon as the weather permits and he will be digging a drainage ditch in the soggy area of the field to try to dry it out for this summer.

Old Business

President Dolan presented the Board a revised Chip/Seal bid from GMCO. The grand total for surface preparation, chip sealing, brooming and fog sealing comes to roughly \$100,000. President Dolan made a motion to move forward with this project. Treasurer Mark Favro seconded the motion. All Board members were in favor and the motion passed.

DRB Report

Nothing new to report.

There being no further business to come before the meeting, it was adjourned at 7:45 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.