

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Thursday, March 13, 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 March 13, 2014, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Mark Favro, Treasurer
- Ted Borchelt, owner of Lot 10

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

Owner's Open Forum

The owner of Lot 10, Ted Borchelt, presented the Board with a proposal to approach the Roaring Fork Transportation Authority with a request from the CRPOA to possibly put in a bus stop at Cerise Ranch. With there being no bus stop between Blue Lake and Catherine store, Mr. Borchelt felt that one is needed somewhere closer to Cerise Ranch and Dakota Meadows. The Board agreed to the notion that this would be beneficial to the community. Mr. Borchelt volunteered to do some more research into what the requirements of RFTA are to make a new bus stop and information on what the process entails.

On another topic, owner Ted Borchelt also wanted to discuss the possibility of a connecting trail between Cerise Ranch and Dakota Meadows. Ted presented some maps of the trails that have been used by kids and people of both neighborhoods in the past. However, those go through some private property that was vacant but now is occupied. Ted showed the Board where there is already an easement for Public Service of CO in place that can possibly utilized for the trail. It was suggested that the CRPOA Board reach out to the Dakota Meadows Board to see if the two associations can work in cooperation to make an official trail between the two neighborhoods.

Consideration - The Minutes for the November 2013 meeting were presented for approval. Director Dolan motioned to approve the November meeting minutes. The motion was seconded by Director Favro. Minutes were approved.

New Business

President Dolan stated that the bike path will be improved with more road base material in the soggy area before the summer. He also said that Twisted tree will be fixing the fallen signs in the neighborhood by installing them on new cedar posts. Peter will be meeting with the contractor to go

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over the bid on chip sealing the roads and to discuss when the project can be started. The new bike rack will be assembled and installed when the pool opens. President Dolan also remarked that he will look into the cost of a bubbler for Hope pond to help reduce the offensive odor coming from it.

CRPOA Review of Association Management

The Board was informed last week by Beach Resources that they will be terminating their management services for Cerise Ranch within the next thirty days. Therefore, the Board had to discuss the eventual transition of the association management from Beach to another company. The Board came to the agreement that the financial and accounting services should be separate from the managerial services. President Dolan had some preliminary talks with Hobbs & Murphy accounting firm and they expressed a willingness to do the accounting for the association. Their firm has extensive experience with home owner's associations and have many associations as their clients. Director Szczelina also commented that he has had a good relationship with them doing the accounting for the Basalt Center Association. President Dolan made the motion to hire Hobbs & Murphy for the accounting and financial services for Cerise Ranch Property Owners Association. Chris Szczelina seconded the motion and all were in favor.

The Board will pursue finding and interviewing a new management company for the Association in the next month.

Peter Dolan and Chris Szczelina agreed to meet with Heather Gosda Beach in the upcoming weeks to make sure this transition goes as smoothly as possible.

Treasurer Mark Favro suggested that Heather Beach should be removed as a signer on the CRPOA account. It was concluded that Mr. Favro would have Ms. Beach from the account signature card and a new card would be submitted to the bank with the only signers on it being Peter Dolan, President, Mark Favro, Treasurer, and Chris Szczelina, Secretary.

There being no further business to come before the meeting, it was adjourned at 7:35 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.