

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Wednesday, May 21, 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 May 21, 2014, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Mark Favro, Treasurer
- Bob Johnson of Fleisher Company

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

### **New Business**

The Board reviewed the new Association contract with Fleisher Company and Bob Johnson answered a few questions that the Board had and clarified some language in the contract. Also Treasurer Mark Favro went over the Positive Pays System procedures that Fleisher Company will need to follow to get all invoices and bills approved by the Board and paid and have the checks get cleared by ANB Bank.

Director Favro also suggested that Secretary Chris Szczelina and Kristina Olks-Brook be added as a signor to the CRPOA account in order to expedite the accounts payable process. President Dolan and Secretary Szczelina approved.

Bob Johnson presented the Board with the current CRPOA Financials statement for April 2014. The monthly Profit and Loss Budget as well as the Year to Date Budget was reviewed by the Board and explained by Bob Johnson. The summary shows that the total expenses are currently under the budget allotted. The Board also reviewed the accounts receivable summary and Mr. Johnson explained some of the discrepancies that were due to glitch in the ACH payments. Mr. Johnson confirmed that he will continue to provide the Board with Year-to -Date summaries as well as monthly summaries for our review.

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## **Old Business**

President Dolan presented the final Chip/Seal bid from GMCO to get final approval. Bob Johnson suggested that he could get another bid on the project from SealCo Asphalt Company, which Fleisher has used before with good results. The Board agreed to have Bob contact SealCo and have them bid the project as well to compare with GMCO's bid. Mr. Johnson stated that he will try to get that done in the next week.

Director Dolan stated that the Hope Pond was successfully treated by Eric Schmela and John Livingston so the algae growth should be controlled. Road signs were replaced by Twisted Tree. The new bike rack was assembled by Mr. Dolan and put out in front of the clubhouse for the use of the association members and the new volleyball net will be installed in the upcoming weeks. Also, the Highline Ditch will continue to be monitored for its flow and the butterfly valve was successfully repaired.

Prima Plant was contracted by President Dolan for "scale" treatment for some of the infected aspen trees at the entrance to Cerise Ranch and at the two roundabouts.

The Harris and Reed irrigation ditch had some erosion issues that were repaired with some concrete by Marty Nieslanik. Tom Banc will be doing some follow up work on it to make the repairs more safe and less unsightly.

The Board was made aware that one of the picnic tables in the playground area has a broken leg. President Dolan directed manager Bob Johnson to look into getting someone to repair the leg as soon as possible.

The Board discussed some possible dates for the Cerise Ranch Clean-Up day and the board members tentatively agreed that Saturday June 14th may work best for all.

## **DRB Report**

Nothing new to report.

The next CRPOA Board meeting was scheduled for Tuesday, June 10th 2014 at 6:00 p.m. 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.**