

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, November 12, 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 November 12, 2013, with the following persons present and acting:

- Peter Dolan, President
- Chris Szczelina, Secretary
- Mark Favro, Treasurer
- Heather Gosda Beach, Beach Resource Management

Meeting topics:

- Current Financials review and Proposed Annual 2014 Budget and collection policy discussion
With Heather Beach
- Discuss options for unkempt/ overgrown empty lots
- New Volleyball net and new entrance signs and log feature
- Recent Pond treatment
- Annual CRPOA meeting food preparation
- Discussion of Cerise Ranch road condition and upkeep and review of bids
- CDOT entrance update and road reflectors
- Road base material/gravel to the walking path update
- Staining of Cerise Ranch common area facilities, sign post and entrance signs
- Clean-up of berm and trees at entrance. Repair of lights on east side of entrance, burn pile!
- Set date and time of annual meeting

The meeting was called to order at 6:01 pm.

Owner's Open Forum

There were no owners present and no open forum discussion.

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

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CRPOA Review of Financials

The financial report and the current invoice from Beach Resources was presented by Heather Beach and reviewed by the board members. The financials are currently under budget in almost every category. Ms. Beach pointed out that the association will benefit from an operational surplus for 2013.

Heather Beach discussed a preliminary budget with the Board and some adjustments were made where necessary. The budget for trash removal was predicted to increase as well as the costs of internet service for the clubhouse. Pool maintenance was higher this year due to pump replacement so we can probably budget for lower costs for 2014.

A new reserve study was deemed not necessary since it is not required by law and the current Board has a good handle on what will need to be replaced in the upcoming future.

President Dolan made the motion to adopt the 2014 Budget . Director Favro seconded the motion and all were in favor. Heather Beach agreed to send copies of said budget with the annual meeting packet to all property owners.

Annual meeting date and time was set for December 10, 2013 at 6:00 p.m. It was suggested and all agreed that the Board hire Charles Capobianco to cater the event again like the previous year.

Ms. Beach presented the Board with a draft of the collection policy which according to the IRS ruling resolution 7604 requires new language that needs to be in place in the collection policy. Treasurer Favro made the motion to adopt the policy that was presented. Director Dolan seconded the motion and all were in favor.

New Business

President Dolan met with Ackerman Log Company to inquire about the feasibility of incorporating logs in our entry. Director Dolan also stated that the estimate he got would be around \$10,000. The Board agree that the cost was to prohibitive to pursue this idea any further.

President Dolan remarked that he had installed the new entry signs on the CDOT fence. All agreed that he did a great job and they looked great. Peter also informed us that CDOT was contacted about the reflector posts in the highway and they have promised to put new ones in the turning lane that will be on reinforced steel posts so residents should use extra caution when entering traffic.

New sand for the volley ball court has been spread and a new net was ordered and will be installed in the spring. Also 3/4 screened gravel will be put in for the roadside at the entrance. Road base was added it to the bike path to complete the project and is greatly improved.

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Hope Pond

Director Dolan informed us that the pond treatment was successful and will be re-evaluated in the spring.

Pool and open space

Secretary Szczelina has assessed the condition of the pool furniture and recommended that we keep the current cushions and just power wash them when we open the pool.

The Board agreed to Talk to Marty Nieslanik in the spring about putting in additional drainage ditches within the open space to try to alleviate some of the soggy spots and so he will be able to mow all areas of the open space.

Cerise Ranch Roads

Several bids for paving and or chip sealing the roads in Cerise Ranch were submitted to President Dolan and will be presented by him to the members for discussion at the annual meeting. Also it was suggested to possibly add three more speed bumps to Larkspur Drive in the spring.

DRB Report

The Hoffmans will be receiving their deposit back since they have met all their requirements.

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.