

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, October 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 October 8, 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 preliminary discussion With Heather Beach
- Discuss options for unkempt/ overgrown empty lots
- New bike rack for clubhouse and assessment of pool furniture
- Recent Pond treatment and road sign repair.
- CDOT entrance update – Repair work done by twisted tree! Possible sign verbiage for entrance.
- Discussion of Cerise Ranch road condition and upkeep and review of bids
- Health Status of trees on berm. Prima Plant is doing assessment.
- Move forward with addition of more road base material/gravel to the walking path, right-of ways and to sides of entrance.
- 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!
- Status of highline and Harris/Reed ditches

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 September meeting were presented for approval. Director Dolan motioned to approve the July meeting minutes. The motion was seconded by Director Szczelina with all voting in favor.

Cerise Ranch Property Owners Association

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 Board discussed that the current assessments can stay at the same amounts due to the fact that we are within our 2013 budget on all categories. Heather informed us that all lot owners are current with their dues or making payments on their balance with the exception of Lot 50 which is going into foreclosure.

Heather Beach discussed a preliminary budget with the Board and some adjustments were made where necessary. Further review and adjustments will be made at November's meeting along with scheduling the date of the CRPOA Annual meeting when the 2014 budget can be voted on.

New Business

President Dolan will be meeting with Ackerman Log Company to inquire about the feasibility of incorporating logs in our entry. Director Dolan also stated that he repaired the broken road signs but will be looking into other options for posts that will not rot and break.

Twisted tree will be mowing the empty lots 51 and 57 and the lot owners will be billed. Marty Nieslanik may be interested in mowing those lots in the future before they get overgrown. Mr. Nieslanik has mowed most of the open space for a second time and proposed to cut a drainage ditch in the future for the areas that are too wet and soggy to mow. The Directors agreed that the Association should pay for any drainage pipes and gravel that he would need.

New sand for the volley ball court has been delivered and will be spread out in the upcoming weeks as weather permits. Also 3/4 screened gravel will be put in for the roadside at the entrance. Road base was ordered and we will be moving forward with adding it to the bike path.

The Board discussed purchasing additional trees for the berm along the highway. Director Dolan will assess the status of the trees that were planted a few years ago and see where we can plant some more and how many.

Pool and Club House

Director Dolan informed us that the pool was closed and winterized by Mountain Blue Pool with no incident.

Director Dolan has put the new bike rack for the front of the clubhouse in storage and will install it in the spring.

Secretary Szczelina has agreed to assess the condition of the pool furniture and decide if we need to purchase new cushions for next year when he puts them away for the winter.

Cerise Ranch Property Owners Association

Entrance

President Dolan suggested that we use the Cerise Ranch brand logo to identify the entrance as the entrance to a private community and that there is no soliciting. Also, the Board agreed that we should have a sign stating the speed limit throughout the neighborhood is 20 m.p.h. Director Favro also suggested that the Board investigate the cost of adding a couple more speed bumps on the straightaway section of Larkspur Drive as he has seen vehicles speed up down that section after the existing speed bump.

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.

DRB Report

Mark Favro will be receiving his construction deposit back as he has met all the requirements of the Design review and his finished project looks great.

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.