

Cerise Ranch Property Owners Association
RECORD OF PROCEEDINGS

Tuesday, December 10, 2013, 6:00 P.M.
Clubhouse, 0157 Cerise Ranch Road
Carbondale, Colorado

ANNUAL MEETING OF MEMBERS
OF
CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

The 2013 Annual meeting of members of Cerise Ranch Property Owners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on December 10, 2013, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE:

Directors

Peter Dolan, President
Chris Szczelina, Secretary

The meeting did not represent a quorum but the following Lots/Owners were in attendance or represented via proxy:

Lot 27 Brenda Broxton
Lot 47 Cindy and Russell Buck
Lot 46 April & Christian Calabro
Lot 48 Charles & Martha Capobianco
Lots 18, 41, 42, 35, 36 Peter Dolan
Lot 11 John & Casey Livingston
Lot 37 David Marrs
Lot 8 Chris Szczelina
Lot 30 Edward Petrosius
Lot 64 Kimberly Welsh

Owners represented by Proxy were:

Lot 3 Diane Knight designating Martha Copabianco
Lot 23 Mark & Janie Jacobs designating David Marrs
Lot 9 Eric & Stacey Schmela designating Peter Dolan
Lot 1 MKS Investments designating Kimberly Welsh

ALSO PRESENT:

Heather Gosda Beach, Beach Resource Management, Property Manager

CALL TO ORDER

President Dolan called the meeting to order at 6:19 p.m.

President Dolan Introduced himself as President of the Association and Chris Szczelina as the Association Secretary. Treasurer Mark Favro was unable to attend.

Heather Gosda Beach Verified the proxies submitted and concluded that a quorum was not reached as there were only 16 member votes represented at the meeting out of 68 votes total.

PROPOSED 2014 BUDGET

Heather Gosda Beach presented the proposed 2014 budget for the CRPOA. Most line items stayed at the same level as 2013. Only a few were increased to account for inflation. Ms. Beach commented that the Board has done a great job at keeping the Associations expenses in check and that the CRPOA is in great financial shape. There is no need for any increase in dues at this time. Ms. Beach explained that the 2014 budget was approved by the Board and can be approved by the membership even though a quorum is not present.

Martha Copabianco commended the current Board on the good job they are doing and on keeping within budget. Mrs. Copabianco made a motion to approve the 2014 CRPOA Budget. David Marrs seconded the motion and all present voted in favor.

CONSIDERATION

The minutes from the December 11, 2012 Annual Meeting were presented for consideration and approval at this time. After a brief period for review, there was a motion from Peter Dolan to approve the Annual Meeting minutes and there was a second motion by Chris Szczelina. All voted in favor.

Heather Beach reviewed the new collection policy that has been adopted by the Board of Directors. It is very similar to the current collection policy, however, allows for a payment plan to be offered before being turned over to collections. This is a now required by Colorado law and therefore is being included in the CRPOA's policy.

PRESIDENT'S REPORT

President Dolan extended a big thank you to Kimberly Welsh for doing a great job keeping the Clubhouse clean and beautiful. He also wanted to thank Mike Hoffman for doing all the light fixture repairs at the entrance signs.

Accomplishments that were reported by President Dolan:

Hope Pond has been treated and there has been significant success in controlling the vegetation and algae in the pond. Efforts will be continued in the spring to clear up the pond and continue treatments and keep the odor in check.

Director Dolan noted that several of the foreclosures or short sale lots have been purchased and the economic situation of the subdivision as well as the valley seems to be improving.

The CDOT Elk fencing project has been completed and the entrance has been completed and new CRPOA signage has been installed to look more visually appealing and to convey the appearance of a quality private gated community.

All Cerise Ranch signage has been stained as well as the bridges and playground and gazebos to preserve the wood and get maximum life out of these structures.

Any overgrown lots have been mowed and their owners were billed and President Dolan added that the Board will continue to be vigilant on keeping owners accountable on maintaining their lots.

New bike racks have been purchased and will be installed in front of the clubhouse before the start of the pool season. Also, the volleyball court has been refreshed with some new sand and a new net will be purchased and installed for the summer.

The bike path has been improved with new road base and will be treated for weeds and vegetation in the spring. The sides of the road at the entrance and mailboxes has also been spruced up with fresh gravel.

Goals for the upcoming year include:

President Dolan proposed that a project to chip seal all the Cerise Ranch roads should be undertaken in 2014 since the Association has the funds to do it. Chip sealing is a more cost effective method of maintaining the roads as opposed to new asphalt. It is about a fourth of the cost of asphalt and works really well when there is a good base for the chip seal to adhere to. Since our roads are in pretty good shape now, it makes sense to use this method to maintain them in good shape instead of waiting for the road base to deteriorate any more.

Additional speed bumps may be installed on Larkspur Drive to attempt to slow down cars and delivery trucks on the straight away after them single existing bump on Larkspur. Maybe dips will be considered instead of bumps. This will be done before the chip seal project.

The highway berms will be cleared out of dead trees and vegetation during the spring clean up. The fields behind the clubhouse will be cleaned of rocks and boulders which will be used to shore up the irrigation ditch in areas where it is getting eroded.

Marty Nieslanik will continue to hay the open space fields. We will be working with him to add some additional drainage so that more of the field can be mowed. Overall, the Board thinks he is doing a good job. There should be no need to burn the fields in the following year.

Chris Szczelina suggested that the CRPOA purchase a goose repellent device to try to keep the geese off the grassy area at the pond and playground.

Kimberly Welsh expressed her wish of getting a tennis court put in on the common area for residents to use. She also suggested creating a trail to Missouri Heights.

With no other business to conduct, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
