

Cerise Ranch Property Owners Association
RECORD OF PROCEEDINGS

Tuesday, December 15, 2014, 6:00 P.M.
Clubhouse, 0157 Cerise Ranch Road
Carbondale, Colorado

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

The 2014 Annual meeting of members of Cerise Ranch Property Owners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on December 15, 2014, 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
Mark Favro, Treasurer

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

Lot 46 April Calabro
Lot 48 Martha Capobianco
Lots 18, 41, 42, 35, 36 Peter Dolan
Lot 37 David Marrs
Lot 8 Chris Szczelina
Lot 30 Edward Petrosius
Lot 7 Mark Favro
Lot 11 Ivan Gradisar

Owners represented by Proxy were:

Lot 3 Diane Knight designating Martha Copabianco

ALSO PRESENT:

Bob Johnson, Fleisher Company, Property Manager

CALL TO ORDER

President Dolan called the meeting to order at 6:15 p.m.

President Dolan introduced himself as President of the Association and Chris Szczelina as the Association Secretary. Treasurer Mark Favro was also in attendance.

Bob Johnson introduced himself as the new property manager for Cerise Ranch and verified that a quorum was not reached as there were only 8 member votes represented at the meeting out of 68 votes total.

CONSIDERATION

The minutes from the December 10, 2013 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 Dave Marrs. All voted in favor.

PROPOSED 2014 BUDGET

Bob Johnson presented a review of CRPOA's financial balance sheet and the proposed 2015 budget for the CRPOA. Most line items stayed at the same level as 2014. Only a few were increased to account for inflation also some categories were combined for simplification. Mr. Johnson commented that the CRPOA is in great financial shape. There is no need for any increase in dues at this time.

The Cerise Ranch 2015 Budget was approved due to no votes against it.

PRESIDENT'S REPORT

President Dolan reported on some of the accomplishments of the previous year such as pond maintenance and landscaping throughout the common areas. He mentioned possible plans in the future of extending the berm along highway 82 and landscaping there. The possibility of a highway sign for the Cerise Ranch entrance was discussed and Bob Johnson agreed to research the feasibility of that.

Owner April Calabro mentioned that she would like to see some improvements made to the Highline ditch in order to get better flow of water in the ditch.

Peter Dolan suggested to the membership that the association purchase some photo prints from the Aspen Historical Society. They are historical photos of Cerise Ranch that can be put up in the clubhouse. All agreed that those would be a great addition to the clubhouse decor.

Bob Johnson wanted to review and approve the Directors terms of office. The President's term shall be four years, the Treasurer's term shall be three years and the Secretary's term is two years. These terms are structured in this manner so that there is some continuity within the Board and not all the Directors leave at the same time. All present agreed and approved of these terms.

A suggestion was made by owner Dave Marris to create an updated directory of the members of the CRPOA. Manager Johnson said he will work on creating a current list of owners.

With no other business to conduct, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
