

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Wednesday, April 6, 2015, 5:45 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 April 6, 2015, with the following persons present and acting:

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

The meeting was called to order at 5:45 pm.

Owner's Open Forum

No owners were present and no open forum discussion.

New Business

Bob Johnson presented the Board with some past invoices from Comcast and Source gas for approval. The Board approved payment.

President Dolan brought up some recent complaints he received from residents about some aggressive dogs running loose on Lot 68 and harassing residents walking by. The Board direct Manager Johnson to write a letter to the owner of said lot to keep the dogs under control. The Board agreed to keep watch on this situation to see if any further action is required.

Peter Dolan stated that Tom Hazard has been given the landscaping contract for 2015 and will begin work within the next few weeks. Tom will begin work at pruning the trees at the entrance and roundabouts as well as thinning out some of the overgrowth along the berms.

Resident and former board member Eric Schmela has been in contact with Gould Construction in regards to building out and furthering the berm along Highway 82. Gould has agreed to haul in the extra dirt and material from their other projects and expand the berm on the border of the subdivision that blocks out the highway noise. A preliminary plan has already gotten pre-approval from Garfield county.

Blue Mountain Spa company has been instructed to get the pool ready to open for Memorial Day weekend.

Cerise Ranch Property Owners Association

The Board agreed that the Hope Pond treatment plan should continue to be implemented this spring. The treatment chemicals need to be purchased and resident John Livingston and Mr. Schmela will be asked to treat the pond again this year.

Peter Dolan noted that several of the signposts throughout the neighborhood have rotted and are in need of replacement. He suggested that the posts be replaced with treated lumber posts which should last longer. He has already discussed this with Tom Hazard to do this work.

Resident Charles Copabianco wanted to be put on record that he is opposed to the hiring of Tom Hazard for the landscaping contract. The Board acknowledged his opinion but replied that the cost savings of several thousand dollars was too great to not give him a try for this year. The Board will re-evaluate Mr. Hazard's work after this summer.

Mr. Copabianco also requested that the Board look into adding some pit run gravel for some of the sections of the bike path that tend to get flooded. The Board agreed to try to acquire some extra road base or 3/4" gravel for the path and the road easement.

The Board discussed the possibility of scheduling another community clean up day. The Board agreed to consider a June date if there was enough interest and willingness amongst the residents and property owners of Cerise Ranch.

Manager Bob Johnson was asked by the Board to send a reminder to all Cerise Ranch property owners that their irrigation pumps should be properly covered in order to maintain a neat and orderly appearance in the neighborhood.

Manager Bob Johnson was asked to have the Fleisher Company repaint the speed bumps in the neighborhood.

Old Business

President Dolan has agreed to contact Sealco to see what can be done about some of the areas in the roadway where the slurry seal coating has eroded and the areas with excessive cracking. He stated that we need to put the contractor on notice about these problems while Sealco's work is still under warranty. The Board agreed that we should push for Sealco to re-apply the slurry to the affected areas.

DRB Report

The Owners of Lot 66 have put in a request to do some work on their lot to replace their sewer line that runs through their lot.

Lot 45 owners will be notified by the design review board about the fence project they are considering to screen off a part of their property.

Cerise Ranch Property Owners Association

There being no further business to come before the meeting, it was adjourned at 6:45 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.