

# **PROPERTY OWNERS ASSOCIATION OF CERISE RANCH**

## **PROPERTY OWNERS ASSOCIATION MEETING Tuesday, December 15, 2015 at 6:00 pm Cerise Ranch Clubhouse - 0157 Cerise Ranch Road**

### **MINUTES** unapproved

#### **I. Call to Order**

Bob Johnson called the meeting to order at 6:22 p.m.

#### **II. Verification of Quorum**

The meeting did represent a quorum and the following Lots/Owners were in attendance or represented via proxy:

Lot 46 Calabro  
Lot 54 Argueta  
Lot 5 Livingston  
Lots 18, 41, 42, 35, 36 Dolan  
Lot 37 Marrs  
Lot 8 Szczelina  
Lot 66 Potter  
Lot 57 Sierzant  
Lot 2 Sinclair  
Lot 22 Hebbard

Owners represented by Proxy were:

Lot 21 Lang  
Lot 24 Smith

ALSO PRESENT:

Bob Johnson, Fleisher Company, Property Manager  
Doretta Reuss, Fleisher Company, Property Manager

#### **III. Board Introductions and Report**

President Dolan introduced himself as President of the Association and Chris Szczelina as the Association Secretary.

#### **IV. Approval of December 15, 2014 Annual Meeting Minutes**

The minutes from the December 15, 2014 Annual Meeting were presented for consideration and approval at this time. After a brief period for review, there was a motion from Dave Marrs to approve the Annual Meeting minutes and there was a second motion by Peter Dolan. All voted in favor.

## **V. Finance**

### **a. Review of 2015 Financial Performance**

Bob Johnson presented a review of CRPOA's financial balance sheet and income and expense summary as of October 31, 2015. It was noted on the Balance Sheet that there was \$97,000 in Operating account. There was \$244,000 in the Reserve account which represents \$342,000 total for the Association. Mr. Johnson reported that the Association was covering all expenses with Operating funds and not using Reserves to cover operations. It was noted the Association Real Estate Transfer Fee helps fund the Reserves and is capped at \$7500 per unit based on sales price.

## **VI. Approval of the 2016 Operating Budget**

The 2016 budget was presented and discussed. It was noted there was no anticipated change to assessments for 2016. The budget was ratified by the membership.

## **VII. Project Review**

President Dolan reported on some of the accomplishments of the previous year such as pond maintenance and landscaping throughout the common areas. He discussed further possible plans in the future of extending the berm along highway 82 and landscaping there.

### **a. Seal Coating**

Seal Coating: The project was completed and warranty work was done at no cost to the Association. In the future additional crack sealing may need to take place to preserve the roads.

### **b. Pond Care**

Pond Care: Eric Schmela and John Livingston have done a great job to keep algae down by doing regular treatments. Additional work and trenching may be considered in the spring.

### **c. Landscaping/Weed Control**

Landscaping/Weed Control: The Association saw savings due to changing landscaping companies. The empty lots need to be maintained for weeds and thistle. Owners are expected to have their lots maintained or will be noticed by the Association. Peter Dolan proposed to mandate a specific date to control weeds in empty lots, if not completed by the date specified, work will be done and owner charged.

## **VIII. New Business / Open Forum**

New Business: new lights in the trees at entrance everybody loves! They will keep on year round with LED that will last a long time.

## **IX. Election of Directors**

Peter Dolan offered to run for another term. No other candidates were considered.

**Terms Expire – Peter Dolan 12/2018, Mark Farvo 12/2016, Chris Szczelina 12/2017**

## **X. Adjournment**