

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, July 7, 2015, 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 July 7, 2015, with the following persons present and acting:

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

The meeting was called to order at 6:10 pm.

Owner's Open Forum

There were no owners present and no open forum discussion.

CRPOA Review of Financials

The financial report and the current invoices from Fleisher Management was reviewed by the board members. The Board discussed that all categories were within the budget with most being under budget and net income was over budget.

New Business

President Dolan informed the Board of a situation with the Highline Ditch that happened the previous week. The valve that was installed to provide some back pressure to the ditch was completely closed by the owner of Lot 49. This caused the pump for the Highline ditch to malfunction and now needs to be fixed. The Board requested that Manager Johnson bill the owner of Lot 49 for the necessary repairs.

The Board approved Peter Dolan's request to purchase some new pool furniture from Costco. The new chaise lounges should be poolside by next week.

Weed Control

President Dolan informed us that Eco Right Solutions has already sprayed the common areas for invasive weeds and will be spraying any individual lots that are overgrown with weeds.

Cerise Ranch Property Owners Association

Roads

President Dolan has spoken with the owner of Sealco about the slurry seal coating of the neighborhood roads that they did the previous year. The owner agreed to send a company representative to assess the deficiencies and to come up with a plan to correct them.

Posts for the damaged road signs have been purchased and will be repaired in the next few weeks.

CDOT has been notified of the damaged cattle guard at the Cerise Ranch entrance and has agreed to repair it before the summer's end.

Clean-up Day

The Board determined that a Fall Clean up day would be more beneficial to the neighborhood. A dumpster will be ordered and a date will be scheduled at the next meeting.

Transfers

Two properties sold in the last month and transfer fees were collected by the Association and put into the general fund.

DRB Report

The owners of Lot 34 have gone through the design review process and will be starting construction in the upcoming month.

The owners of Lot 57 have also begun the design review process for their new construction.

There being no further business to come before the meeting, it was adjourned at 7:15 pm.

Respectfully submitted,

Chris Szczelina, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.