

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

PROPERTY OWNERS ASSOCIATION MEETING Monday, December 12, 2016 at 6:00 pm Cerise Ranch Clubhouse - 0157 Cerise Ranch Road

Minutes unapproved

- I. **Call to Order:** 6:15
- II. **Verification of Quorum:** Quorum was verified.
- III. **Fire Department Guest Speaker:** Bill Gorvette discusses important information regarding 911 calls. He says if possible to call from a land line, so that responders can find your location. If you need to call from a cell phone to make sure you tell them your exact location or address. He also says to stay on the line until help arrives. Be sure your address is clearly visible from the street.
- IV. **Board Introductions:** Bob Johnson from The Fleisher Company introduces himself and Doretta Reuss. Homeowners introduce themselves. Bob reminds all members to update their e mail addresses as needed.
- V. **Approval of December, 2015 Annual Meeting Minutes:** Greg DeRosa makes a motion, Dave Marrs seconds, all in favor to approve.
- VI. **Finance**
 - a. **Review of 2016 Financial Performance:** Bob Johnson presented a review of CRPOA's financial Balance Sheet as of 10/31/2016. It was noted that the Operating account balance is \$89,480.60, Reserve account balance (2 accounts) \$271,256.89. P & L statement reflects \$9,960.01 Income over expense. It was noted that the real estate transfer fee adds income to the association.
- VII. **Approval of the 2017 Operating Budget:** The 2017 budget was presented and discussed. It was reported that there will be no change to the proposed Assessments for the year 2017. The budget was ratified by the membership.
- VII. **Project Review**
 - a. **Berm:** It was reported that work along the berm is going along as scheduled, with little or no cost to the Association. This project may last another year, and irrigation is being installed as they progress.
 - b. **Design Review Board review:** Bob reminded homeowners that they need to apply for home projects/sheds etc. He says to send the proposals to him, which he will then forward onto the Design Review Board. Guidelines can be found on the website.

VIII. New Business / Open Forum: The Harris Reed Ditch was discussed. Peter reports that someone will come to clean it out and improve water flow, also improving flow is having a brand new pump. This clean out will be done in the spring time to get better water flow and run more efficiently. Chris Szczelina reports on the pond and how to keep vegetation down and the bad smell. He contacted pond specialists that took water samples and determined that it is high in sulfites. They recommended putting in an aeration system to keep water circulating with oxygen. The bid for this was determined to be too high of a cost. Peter says they will add chemicals in the spring to help with the smell. Peter reports on projects completed and ones to be worked on next year:

- Crack sealing
- 2 bridges replaced
- 2 signs replaced and raised
- Moving spot lights in the trees back
- Everybody loves the lights in the trees
- Remodeled playset with new posts and caps
- Replace other 2 bridges
- Take care of the path
- Add 2 dog waste stations with bags
- Look into LED lights at entrance and may change to led bulbs in the sign.

IX. Election of Directors

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

Greg DeRosa offered to replace Mark Farvo on the Board for a 3 year term.

X. Adjournment: 7:40 pm