

# Cerise Ranch POA Annual Meeting December 11, 2006

Meeting called to order at 6:05 pm

Members present: Todd Gressett, Bobby Schnieder, Brenda Broxton, John Roberts, Ryan Beckman, Charles Capobianco, Chris Calabro, Richard Stumpf and Maureen Marrs.

Members voting by Proxy: Eric Ruderman, Tim Welsh (lots 1 & 64), Roget Huhn, Ben Gozon.

(Quorum was met with members present and proxie votes.)

Last minutes: minutes from the February 28, 2006 meeting were read and approved by a unanimous vote of members present.

## Officers Report

### Special Orders of business:

1. October thru Dec 2006 Budget. The Exec Board has approved moving the Annual budget from an October thru Sept budget to a calendar year January thru Dec budget to better match actual expenses and taxes. Thus a budget was previously approved by the Exec Board for October thru Dec 2006. This 3 month budget was reviewed, discussed,, and approved unanimously by members present and proxie votes.
2. January thru Dec 2007 Budget. This budget was previously approved by the Exec Board. This 12 month budget was reviewed, discussed, and approved unanimously by members present and with proxie votes.
3. New Exec Board members: 2 board members terms had expired: Jeff Spanel, and Todd Gressett. Eric Smela and Charles Capobianco were voted in unanimously by members present and by proxie votes.

### Old Business

1. Outstanding balances: We still have a number of members behind on payments of HOA dues, and weed control expenses. We encourage you to get these paid up before we begin assessing late fees.
2. Pool fence. Thanks to Bobby and Brandon Schneider and Todd Gressett for moving the pool fences. We now have a much larger pool area for all of our enjoyment.
3. We have installed most of the new signs throughout Cerise Ranch. We have new larger "speed bump" signs, and will be installing them soon.

### New Business

1. Covenant and Design Guideline enforcement
  - a. The Exec Board, along with our property management company, are building a complete and thorough checklist of all DRB related activities on all lots. In the past there have been things which have

“fallen through the cracks” and we are working to perfect this process. Cerise Ranch LLC has complete control of the DRB and they have chosen to hire someone to review all plans, and to complete final reviews, and the Exec Board is responsible to ensure all design guidelines are followed during the building process, and to assess fines as may be required. Therefore the Exec Board will need to work diligently to ensure any person making improvements on their lot follow the Design Guidelines. The Exec Board needs to identify any violations in the Design Guidelines or the Covenants, and take appropriate action to correct them.

- b. Road work/bar ditches. We need to do considerable excavation work along Larkspur Dr. and along Sunflower Loop. The POA is required to maintain all drainage structures along the roads, and designated areas. We are getting bids for the excavation work along the roads to get them to a condition where they will meet the requirements as stated in the “Drainage Study” by High Country Engineering. The Exec Board will be working with an engineer and lawyer to determine which parts of the road system were not built to standard, and which areas may have been originally built correctly and have filled in since construction. The Exec Board will oversee all work along with the engineer to ensure the drainage system along the roads will handle any debris flows off of the hillside on the north side of the property. The Exec Board will follow thru with the DRB to ensure lot owners install culverts wherever they may be required along these roads.
- c. Clubhouse lock. We have a new clubhouse lock on the clubhouse. This is a temporary lock. Currently the combination is the same as before, but this lock does not lock itself automatically. Please make sure to lock this behind you when you leave the clubhouse.
- d. Consolidated trash pick-up. The Exec Board is getting bids on getting a consolidated trash service from one company. So we would have one trash day for all of us, instead of 5 different companies on 5 different days. One truck traveling thru the subdivision would be much better and much safer than all the others. VIP Services is proposing \$18/month per each home serviced. We will discuss this more in the future.
- e. Irrigation water all lots. There are approximately 20 lots in Cerise Ranch that do not have direct access to the irrigation water from the Harris and Reed Ditch, and the Highline ditch. We are looking at ways to get irrigation water to most of the lots which have legal water rights from those ditches.
- f. Exercise Equipment. The Beckmans have a large universal exercise system they would like to put in the exercise room. Everyone agreed to allow them to put the new equipment in the exercise room on a trial basis. This is there for everyone to use.

Meeting adjourned at 7:20