

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

THURSDAY, DECEMBER 11, 2008, 6:00 P.M.

**CERISE RANCH CLUBHOUSE
CARBONDALE, COLORADO**

ANNUAL MEETING OF MEMBERS OF CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

The 2008 Annual meeting of members of Cerise Ranch Property Owners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on December 11, 2008, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE:

Directors

Eric Schmela, President
Todd Gressett, Vice-President
Brenda Broxton, Treasurer, was present by Proxy
Charles Capobianco, Director

Owners present

Martha Capobianco	Ted Borchelt
Kevin Tucker	Chris and April Calabro
Cindy Buck	Nancy Boothe
Jon and Farrah Roberts	Ed Petrocious
David Marrs	Shannon Meckley
Dan Gruenefeldt	Michael Hoffman
Richard and Nina Stumpf	

Owners represented by Proxy were:

Kirk and Susan Wheatley	April Holmbeck
Daniel Sadowsky	Sheryl Barto
Bill Green	Robin Humble
Robert and Julie Walker	Katie Erickson
Kristen Boothe	Benjamin Gozon
Alexander Kallas	Ian Walker
Peter Dolan	Mark Jacobs
Peter Conlan	Ryan Beckman
Kim Welsh	Perry Seider
Roget Kuhn	Rod Guillonta
Gerald Hazelbaker	

ALSO PRESENT WERE: Keith Edquist, of Edquist Management and Real Estate, Association Manager
Kim Poukish, Rocky Mountain Accounting Services Association Accountant

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CALL TO ORDER

President Schmela called the meeting to order at 6:19 p.m. He introduced himself, and Directors Todd Gressett, Brenda Broxton and Kristin Boothe, and later introduced Manager Keith Edquist and Accountant Kim Poukish.

Manager Edquist stated that there was a quorum present as represented by those present and the proxies he had received for the meeting. Proper Notice of the meeting was given.

CONSIDERATION

The minutes from the December 20, 2007 Annual Meeting were presented for consideration and approval at this time. After a brief period for review, there was a motion, a second and without further discussion the minutes were approved as presented.

PRESIDENT'S REPORT

The business above concluded, Eric discussed the past year in terms of the improvements to the community at the Cerise Ranch entry with flowers and lighting, and additional grassed areas around the Clubhouse. He said homes continue to be built, and commented on the Design Review Board and its work in approving home and monitoring constructions sites. He said there had been fewer construction related complaints to the Board and management. He concluded by saying the meeting was open to other discussions, notably any on the Real Estate Transfer Assessment (RETA), or other matters of owner interest.

Owner Ted Borchelt inquired about the status of the large open space, ditches there and burning or other control of the vegetation. Manager Edquist said most of the open space east and west of Cerise Ranch Road is mowed, but that the area between Blue Creek and the Harris-Reed Ditch is often too wet to address with machinery. The area has not been burned in recent years, and grass has become high and heavy. Mr. Edquist said there had been discussion of burning ditches this past spring, but this was decided against, and the Harris-Reed Ditch was cleaned mechanically. There was lingering concern over what should be done in this area, how often, and by whom. Note is made that, on any Association topic, owners may e-mail ideas to the Board members or management, and/or attend the monthly Board meetings where they may participate in discussions during the Owner's open forum section of those meetings.

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MANAGEMENT AND FINANCIAL REPORT

Mr. Edquist recapped Eric's comments in regard to the improvements around the Clubhouse and entry, and made note of changes to the Association's insurance policies, which placed them at less expense with a carrier specializing only in insuring common interest associations. He then introduced accountant Kim Poukish, who recapped the Board's August decision to change banks from US Bank to American National Bank, resulting in increased interest income and direction to management to "ladder" certificates of deposit in the reserve account in order to maximize interest income to the Association. Signers on the 4 accounts are Directors Gressett and Schmela, and manager Edquist. As Director Gressett term ends, new bank signature cards will have to be executed in order to retain at least 2 directors as signers.

DISCUSSION OF BUDGET

Eric moved to the budget discussion.

Eric said that assessments for 2009 were proposed to stay at \$2400 per year per home, and that this figure included a \$30,000 contribution to the general capital reserve fund. He asked for comments or questions. There was brief discussion on the increased cost of ditch maintenance, which was attributed to the need to re-establish and maintain drainages along Larkspur Drive, and the Harris-Reed and Blue Creek irrigation ditches on the property.

There followed a motion to approve the proposed 2009 budget as presented, a second and a vote taken. President Schmela voted the proxies held in his name in accordance with each owners vote on the budget, as did proxy holders Mike Hoffman, Charles Capobianco, and Todd Gressett. This vote resulted in approval of the 2009 Cerise Ranch operational budget.

GUEST SPEAKER

Garfield County Vegetation Manager Steve Anthony made a brief presentation on noxious weeds and the need to contain them on Cerise common space and on private lots, particularly in relation to construction activities. He reminded owners that both state and county ordinances apply to controlling noxious weeds. He said weed seed is viable in soil for up to ten years. His recommendation was to retain a reliable applicator, and have applications made early in the season, when Cerise's most common weeds-plumeless, Canada and musk thistles-are young and easier to control. He recommended focusing on roadsides and common areas. He said cutting and pulling is effective on smaller infestations, but with 300 acres to address, chemical controls were most effective. He encouraged Cerise Ranch to continue participation in the weed cost share program run by the county.

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He said also that individual homeowners can also participate in the weed cost share program, as the common lot size in Cerise Ranch runs 2-5 acres. Homeowners could be reimbursed for up to 75 percent of the cost of application apparatus and herbicides. He recommended the local Carbondale Coop for effective weed control supplies, and for owners to “spray early and often”.

Mr. Anthony did not believe burning the Cerise fields would help with weed control, though he did say if grasses were well established and dominant, they might not tolerate invasion by weed seed and weeds after burning.

Mr. Anthony was thanked for attending and speaking to the Cerise owners, and thanked the owners in turn for the opportunity.

ELECTION OF DIRECTORS

The other significant order of business at the annual meeting after the approval of a budget is typically election of new directors to the Executive Board. Director Kristen Boothe resigned her position early this fall, and Directors Broxton and Gressett’s terms expire in the near future. Owners Ted Borchelt, Cindy Buck, April Calabro, Katie Erickson, Mike Hoffman and Farrah Roberts are candidates for the 3 open seats. The Executive Board will determine its officers and their terms at their first meeting. It is necessary to establish staggered terms for Directors to ensure continuity and some history remains from year to year in the CRPOA.

Since there were more candidates than positions on the Board, Colorado law requires a secret ballot be taken, and that an impartial party tabulate results. Accountant Kim Poukish served this function, after each of the candidates stood to make a brief introduction for their candidacy. Directors Schmela, Gressett, Capobianco, and owner Hoffman voted the proxies they held along with the secret ballots cast by those present. The owners elected to the Executive Board were Ted Borchelt, April Calabro, and Farrah Roberts.

The new Board may elect to meet on a regular schedule. The first item on each agenda is an owner’s open forum. Please contact Manager Edquist if you wish to know the next meeting date of the Board of Directors.

NEW BUSINESS

None

OLD BUSINESS

Eric thanked Directors Brenda Broxton and Kristen Boothe for their hard work over the last year, and also specifically thanked Director Todd Gressett for his valuable service on the Cerise Board over the last several years.

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Next Annual Meeting: December 2009, location to be determined. Notice of the meeting date and location is always mailed to the ownership.

ADJOURNMENT

There being no further business to come before the Board or ownership, the meeting was adjourned.

Respectfully submitted,



Keith M. Edquist
Edquist Management and Real Estate, LLC
Secretary to the Meeting

CERISE RANCH PROPERTY OWNERS
ASSOCIATION, INC.

Eric Schmela –President