

# PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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## BOARD MEETING MINUTES

Wednesday, February 22, 2023 at 5:30 PM  
At The Cerise Ranch Clubhouse

- I. **Call to Order** Sam Engen, Integrated Mountain Management, called the meeting to order at 5:33 p.m.
- II. **Verification of Quorum** a quorum was established, with the following board members present Katie Erickson, Mike Hoffman, and Troy Casey.
- III. **Homeowner Open Forum**
  - a. **Ratify Action- Log Bench Memorial:** It was discussed that a large log bench will be set in the park next to the clubhouse in the spring with Peter's name on it. We would like to thank the Humble Family for coordinating this. The board unanimously agreed to take on future maintenance of this bench as an Association.  

The Livingston Family volunteered to organize a card signing for the community. Notice of this will be emailed out. It was also discussed that Peter's passing created a vacancy on the Board. IMM will send out an email to the membership seeking volunteers. The board will appoint someone to fill this position until the annual meeting this fall.
- IV. **Approval of Prior Meeting Minutes 11/9/2022** Katie moved, seconded by Mike, to approve the 11/9/2022 meeting minutes, motion carried unanimously.
- V. **Financial Review** Sam reviewed year end financials, reporting a balance of \$2,449 in operating and \$518,153 in reserves. As of 2/22/2023 accounts receivable was at \$837 for those 90+ days past due. The board directed IMM to continue to follow the collection policy, including late fees and interest to those who are not paying assessment timely. Sam noted that the pool project is at \$317,044 with some minor tasks remaining including final inspection by the county.
- VI. **Discussion and Action Items**
  - a. **Status of Current Projects:**
    - i. **Pool Punch List, Discussion on Pool Furniture** Our pool contractor is working on a final punch list for items to be completed this spring. Mike hopes to have the final inspection with the county completed by the end of March. The irrigation needs to be hooked up in addition to laying sod in early May before pool opening.
    - ii. **Upcoming Landscaping/Irrigation Season** Tom Hazard has agreed to do a walk through with the new landscaping company. IMM will schedule a walkthrough this spring to help identify the scope.

- iii. **Clubhouse Alarm System** there is a new alarm system in the clubhouse per requirements from the county with the new pool. A button has to be pressed in order to silence the alarms before going in or out of the pool area through the clubhouse doors.

**b. Upcoming Projects**

- i. **Consider Bid for Clubhouse Painting** the board has received one bid so far of around \$30,000. They would like to seek an additional bid and see where final numbers are on the pool project before making a decision.
- ii. **Gravel on Trails** to be scheduled in the spring with landscaper.

**VII. Additional Business**

- a. **New Design Review Board Member** the board unanimously approved the appointment of Dave Marrs to the Design Review Committee.
- b. **Schedule Next Meeting** The next board meeting has been scheduled for 4/26/2023 at 5:30 p.m.
- c. **General reminders that need to go out:**
  - Holiday decorations need to be taken down.
  - Clubhouse reservations and deposit.
  - Fire mitigation.

**VIII. Executive Session (if needed)**

- IX. Adjourn** at 6:30 p.m.