

# **CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS ANNUAL MEETING**

**January 14, 2006**

**San Juan Basin Technical College**

## **MINUTES**

**Present:** Jim Bignell, Gary Brodhagen, Bryan Johnson & Chris Schaufele and 25 HOA members.

**Absent:** Greg Kemp, John Lyren & Sean McCall

**Meeting called to order at 3:06 p.m.**

**Introduction of Board Members:** The current board members were introduced by President Jim Bignell.

**Approval of Minutes:** The minutes of the November 29, 2005 meeting were approved, 2<sup>nd</sup> and passed.

### **President's Remarks: Jim Bignell**

- Jim asked members to turn in their dues & ballots to the sign-in desk.
- John Lyren, 2005 Treasurer resigned his position on Dec. 13, 2005.
- We have had several complaints about dogs running loose and bothering other livestock in the subdivision on J.7, J.9 and Road 35. The covenants require dogs to be under voice command or on a leash.
- Litigation: The Board has been notified that a case management conference has taken place and a trial date of August 21, 2006 has been set.
- Jim thanked the Board for all their hard work and the members for their support throughout the year.

### **President's Year End Report:**

- The BOD changed the Annual Meeting date to the 2<sup>nd</sup> Saturday in January at the March meeting.
- Dues were increased in April from \$175 to \$450 in order to help maintain the roads.
- The Covenants and Bylaws were revised and passed in November 2005.
- The BOD acquired liability insurance.

### **Secretary's Report: Ruth Bignell**

- Minutes, ballot, annual meeting notice, dues notice, covenant amendment ballot and survey went out on Dec. 5, 2005 via email and mail.
- Lot 67 sold to Peter & Elizabeth Eschallier of Cortez, CO
- Lot 21 sold to Bruce & Charlene Short of Monte Vista, CO
- Lot 92 sold to Terry & Charlotte Neisinger of Tempe, AZ
- Lot 80 sold to Manuel & Sharmalee Anzar of Surprise, AZ
- Please update your address, email, phone, etc. If you have an email, please let me know as we are trying to cut down the cost of our mailings.
- The winter newsletter will go out with the minutes. Thank you Nancy Schaufele for taking on this project for the past few years.

- **Thank you:** Thanks to Bryan Johnson for supplying coffee for the meeting.

Thanks to Cheryl Brodhagen for manning the sign-in desk.

Thanks to Lanita McCaffery, Charlotte Neisinger and Janice Johnson for counting the ballots, amendments and the survey.

Thank you to Lisa, Susan, Nancy, Cheryl and Lanita for helping stuff envelopes for mailing.

A big thank you to Gary & Cheryl Brodhagen for being there to help every time I needed it. They never let me down.

Most of all, I want to thank all the members that supported this board throughout the year. It was very much appreciated.

### **Activity & Grounds Committee – Ruth Bignell**

- 35 members attended the CMR-HOA July barbeque on July 3<sup>rd</sup> at the Bignell's.
- The spring newsletter went out in July.
- We cleaned up the front entrance in October. Thanks to the 8 members that helped.
- Refurbished the sign at the front entrance. You can now clearly read the subdivision name.
- Decorated the front entrance for Christmas.
- 30 members attended a CMR-HOA Christmas party at the Bignell's.
- The goals for the next year are to finish the clean up the front entrance all the way to the mailboxes. We would also like to have a dumpster put at the front entrance for a weekend so we can get rid of any excess junk we may have. We also would like to enhance the front entrance. There are no specific plans at this time.

### **Open Discussion:**

- Question regarding survey results: Greg Kemp will assess the results and make a report at Feb. meeting.
- Question asked regarding burning: Everyone should be careful about burning slash. The Sheriff's department should be notified if you plan a controlled burn. Water should be used to put out your fire before you leave your property.
- Fire Sign: Cortez has changed the fire sign to VERY HIGH. We will change our to reflect it.
- Secret Ballots: Inquiry regarding the continued practice of having secret ballots. A new law through CCIOA states that HOA's must have secret ballots for any election. This HOA started this with the BOD election process.
- Question regarding location of BLM Fire road. It is at the bottom of J.7 @ tract K. We are required to maintain this road. The other fire road is @ Lot 71 up to J.8. These are emergency roads only.
- Speeding on roads: Members expressed the problem of speeding on subdivision roads. Many of the speeders are construction workers and some are HOA members. Please remember that this makes our roads worse. The BOD also suggests that you speak to anyone working on your property regarding this problem or stop anyone you see speeding and speak with him or her regarding this problem.
- We have had outside people in the subdivision taking cut wood from private property and they are also cutting live trees on the BLM land. Most of the theft has been in remote areas. There has also been a robbery at one of the home sites. Several thousands of dollars in equipment was stolen from a house being constructed. The BOD requests that you be mindful of strange persons or vehicles in the area and question them if necessary. It would also be helpful to get their license number.
- Trash Survey: A suggestion was made to have locked trash bins scattered throughout the subdivision. This is a new concept in our survey and will be considered along with other suggestions.
- Pro-rated dues: A question was asked about the dues being prorated because we shortened the year by changing the annual meeting date. When the dues increase was voted on by the membership, it was from the March date to the January date. There was no mention of prorating when this change was voted on.
- An inquiry on the use of magchloride. The BOD has addressed this issue before, as there are pros & cons to this issue. One of the problems is that when it gets wet it is very slippery. We continue to investigate ways to keep the dust down.
- Gary Brodhagen made some remarks regarding the BOD meetings. First, the BOD urges everyone that can to attend the board meetings. Secondly, if you have any complaints, please bring them to the board or to the committee chair. We cannot solve problems if we don't know about them.

**Covenant Amendment Voting results:** The amendment to the covenants to add the word TRACT was not passed. We needed 93 votes to pass this amendment. The results are: 58-YES, 1-NO.

# **CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING**

**February 28, 2006  
San Juan Basin Technical College  
MINUTES**

**In Attendance:** Jim Bignell, Gary Brodhagen, Eric Gray, Nova Hankins, Bryan Johnson, Greg Kemp, Ruth Bignell, and Lanita McCafferty. **Absent:** Chris Schaufele. **CMRHOA Members:** 2 members were present.

**Call to Order:** The meeting was called to order at 7:00 p.m.

**Approval of Minutes:** The minutes of the January 14, 2006 meeting were approved, 2<sup>nd</sup> and passed.

## **President's Remarks: Jim Bignell**

- Introduction of Board Members: The following board members were introduced. Jim Bignell, Gary Brodhagen, Eric Gray, Nova Hankins, Bryan Johnson and Greg Kemp Officers: Ruth Bignell, Secretary and Lanita McCafferty, Treasurer.
- Thank you to all who took the time to vote and answer the survey.
- Committee Chairs: The Committee chairs have remained the same, Gary-Roads, Bryan-Fire/Weeds, Greg-Building Advisory, Jim-Covenant/Bylaws, Ruth-Activity/Grounds. Anyone interested in participating on these committees, please contact the committee chair.

## **Secretary Report: Ruth Bignell**

- Minutes went out on January 15, 2006.
- Lot 29 sold to Jon & Laurie Aarts of Riverside, CA
- Lot 79 sold to Daniel & Natalie Orlando of Chino Valley, AZ
- Please update your contact information especially your email address if it has changed

## **Treasurer Report: Lanita McCafferty**

- Thank you to all who have paid their dues. It is greatly appreciated. Dues were due January 14<sup>th</sup> with an option to pay ½ (\$225) on the 14<sup>th</sup> and the balance (\$225) to be paid in 90 days by April 14<sup>th</sup>. The Board would appreciate those who have not paid the initial payment to please do so.
- There is \$28,087.50 in outstanding dues at this time.
- A reminder to everyone that has not paid their dues in full by April 14<sup>th</sup>, 2006, liens will be placed on their property on Monday, April 17<sup>th</sup>. There will be no exceptions. Please make sure your check gets here in plenty of time. Additional charges such as filing fees and interest will be incurred by any liens filed with the County. Make checks payable to: Cedar Mesa Ranches HOA (include your lot #) and send to:

Lanita McCafferty  
10700 Road 35  
Mancos, CO 81328

**Old Business:**

- **Litigation:**

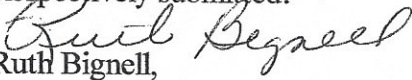
Disclosures have been made. A petition was sent to the court by Mr. Andrews to add the names of the members of the 2004 and 2005 board to the lawsuit. The court approved this petition. The insurance company will defend all board members named.

**New Business:**

- A suggestion was made to have board meetings every other month. This will be considered on a month-to-month basis. It will depend on events going on at the time.
- A request has been made by Ray Huseby to place an ad on our website for fire mitigation services. Mr. Huseby owns property at the entrance to the subdivision and pays dues to the association. The Board approved his request.
- Budget: A motion was made, 2<sup>nd</sup> and passed to accept the tentative budget as the final budget for the CMR-HOA.

The meeting was adjourned at 8:10 p.m. **The next meeting will be on Tuesday, March 28, 2006.**

Respectively submitted:

  
Ruth Bignell,  
Secretary to the Board

## Committee Reports:

### Fire/Weed-Bryan Johnson

- A motion was made to have our fire sign at the front entrance coincide with the county signs in Cortez. 2<sup>nd</sup> and passed. For the past 2 months, we have not had much moisture so our fire status is very high. The county will consider a fire ban on a week-to-week basis. It will depend on the amount of moisture we receive in March.

### Building Advisory-Greg Kemp

- An anonymous call was received by Jim Bignell regarding a possible Covenant 7 violation on Lot 3. The caller questioned the setback of a building being built on that lot. The foundation for this building was started in mid-October, 2005 and falls under the old covenants which states you must be 100' from the road, therefore, the lot owner is in compliance with those covenants. The new covenants did not go into effect until November 1, 2005.

While the Board appreciates the concerns of its HOA members, please be advised that at the April 26, 2005 BOD meeting, a policy was adopted to **receive complaints in writing only**. You need not sign it, but, in order for the Board to investigate any problems, we insist that this policy be adhered to. No action will be taken on verbal complaints. The following is an excerpt from that policy:

"Only reports of alleged covenant violations submitted in writing to the Board of Directors will be investigated. The letter describing the alleged covenant violation and identifying the alleged violator need not be signed."

- Site Plans: this committee will consider making changes to the voluntary submission of a site plans. This past year, only 1 person out of many contacted the chair to have their setbacks reviewed. It is important to have these reviewed in order to avoid problems like the one above. A motion was made to update our previous statement. This will be discussed at our next board meeting. The motion was 2<sup>nd</sup> and passed. **PLEASE READ YOUR COVENANTS REGARDING SETBACKS BEFORE BUILDING.**
- Survey: The survey regarding consolidating waste management is complete. The results are: 49 replied. 2 have weekly pickup from Transit Waste, 13 have every 2 weeks from Waste Management, 11 have none but would like weekly, 3 prefer every 2 weeks, 20 said nothing, which indicates the property is vacant and don't know when they will build. Since we had limited response, we will wait until our subdivision grows before pursuing this further.

### Road Committee: Gary Brodhagen

- The weather has been cooperating so we are able to work on the roads early this year. Road 36.7 has just been finished. We had a lot of ditch and culvert problems on this road. All ditches and culverts have been cleaned. We have replaced 1 culvert and installed 2 new ones. Some culverts are now larger ones than before in order to alleviate road washouts. Silt ponds were dug in several places in order to catch the dirt, which eventually plugs up the culverts. The road was also raised in several places. Gravel has been added to the road. Water was brought in and the road was rolled. The cost for this road was \$22,557.
- Road 35 has been bladed.
- Received a tentative bid of \$2500 for work on the front entrance. This cannot be done until May and will include repair of the holes currently in the road.
- Plan to add gravel on Road 35.
- Road J.7 and some others need guardrails but at this time, the money is not there. We will consider placing reflectors on these dangerous spots until we can do so.
- Motion was made, 2<sup>nd</sup> and passed to draw up a plan for the work to be done. It will be presented at the next meeting.

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

**March 28, 2006  
San Juan Basin Technical College  
MINUTES**

**In Attendance:** Jim Bignell, Gary Brodhagen, Eric Gray, Nova Hankins, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell, and Lanita McCafferty. **CMRHOA Members:** 15 members were present.

**Call to Order:** The meeting was called to order at 7:00 p.m.

**Approval of Minutes:** The minutes of the February 28, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell**

- Minutes went out on March 1, 2006.
- Lot 64 sold to Don & Pat Murrell of Vicksburg, MS

**Treasurer Report: Lanita McCafferty**

- The total of outstanding dues is \$22,912.50
- Notices were sent out on March 20<sup>th</sup> via email and regular mail to those that had not paid the first installment of their dues on Jan. 14<sup>th</sup>.
- **A reminder to everyone that has not paid their dues in full by April 14<sup>th</sup>, 2006, liens will be placed on their property on Monday, April 17<sup>th</sup>. There will be no exceptions. Please make sure your check gets here in plenty of time.** Additional charges such as filing fees and interest will be incurred on liens filed with the County. Make checks payable to: Cedar Mesa Ranches HOA (include your lot #) and send to:

Lanita McCafferty  
10700 Road 35  
Mancos, CO 81328

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- Bryan asked for approval to send a bulletin to all members from the San Juan Mountain Assoc. regarding fire information. Motion made, 2<sup>nd</sup> and approved. This bulletin will go out very soon.

**Building Advisory-Greg Kemp**

- A letter is being prepared to send to members who do not have their property identified by either a lot number or address. The covenants state that each homeowner is responsible for this identification. Since we are coming into our fire season, it is important that in case of an emergency, official vehicles are able to identify the proper lot. After a survey this week, 24 lots have no identifying information on them. These letters will go out with the fire bulletin. A motion was made to accept and send this letter, 2<sup>nd</sup>, passed.
- A second letter is being sent to vacant lot owners regarding site preparation and building setbacks.

**Road Committee: Gary Brodhagen**

- Road 35 and J.8 were graded. A water truck was brought in and the road was rolled in order to produce a better surface. The cost was: \$3,000.
- We received 32" of snow over a 5-day period, which resulted in 3 snow removals for the subdivision. A partial snow removal was also done on the hill because of the buildup of ice. Total cost: \$2,300.
- Road 36.7 has been redone. More gravel will be needed to finish this project.
- Lisa Liljejdahl thanked the committee for a job well done on Road 36.7.

- Eric Gray asked that the committee prepare a list of projects including costs that are slated to be done for the remainder of this year and present it to the membership. It was decided that the Road Committee as a whole should discuss this before bringing it up at this meeting. The Road Committee will meet and bring the information to the next meeting. Request was tabled until the next meeting by motion, 2<sup>nd</sup>, passed.

#### **Activity & Grounds: Ruth Bignell**

- The committee would like to set up a cleanup day in the subdivision. A request has been sent to Waste Management for the donation of a dumpster. A tentative date is May 19-30 if approved by WM. We would be responsible for the landfill charges only, which is \$28.75 per ton. We will ask permission from the Mancos Fire Dept. to set it at the front entrance. If approved, a list of what you can legally throw away will be provided. We should have a reply from WM before the next meeting.
- The committee is also considering having a community garage sale in summer at the same location.

#### **Old Business:**

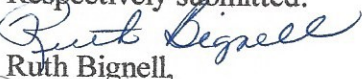
- Litigation: Disclosures have been made by our attorneys. The BOD has received a proposal of settlement from Mr. Andrews. The proposal was read to members present and is included in these minutes.
- The BOD went into a brief executive session to review the proposal from Mr. Andrews and communications from the Association's attorneys.
- The BOD, after communication with the Association's attorneys, recommended a counteroffer to Mr. Andrews' settlement proposal and presented the counteroffer to the members present. A motion was made to approve the counteroffer, the motion was seconded and the motion passed. The BOD will advise the attorneys to send the counteroffer as amended by the BOD to Mr. Andrews' attorney. A copy is included in these minutes.

#### **Open Discussion:**

- Cut, stacked wood has recently been stolen from 3 lots. More people are coming into the subdivision, some are contractors, and others are not. We encourage everyone to be watchful of people cruising around and if necessary, stop and question them. Getting license plate numbers and vehicle description is helpful if you think they are not legitimately in the subdivision.
- A suggestion was made by Nancy Schaufele to have an evacuation plan and a centralized emergency-calling list. The fire committee will consider this project. Anyone interested in being on this list can call Nancy-565-8385 or Bryan-564-1440.
- Fire Mitigation: While Greg was doing his survey, he noticed many properties that have not cleared their property at all. Since we are in a very high fire area, it is important that everyone take this seriously for the protection of your property as well as your neighbors.
- Greg brought attention to an article in the Tuesday Cortez paper regarding an application that was made for a 60 ft. permanent right of way across BLM land for a gravel road and utility line. This is part of a plan to build a 54 lot residential subdivision between Rt. 160 and Mesa Verde. The BLM is asking for input from the public on an environmental assessment. Part of this project will affect about 6.5 acres of undisturbed BLM land. You can review the EA at the Dolores Field Office. Contact: Eric LaPrice-882-6827. Comments can be made at: Charlie Higby, BLM Realty Specialist, San Juan Public Lands Center, 15 Burnett Ct., Durango, CO 81301. Deadline is April 7, 2006

The meeting was adjourned at 8:45 p.m. **The next meeting will be on Tuesday, April 25, 2006.**

Respectively submitted:

  
Ruth Bignell,

Secretary to the Board

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

**April 25, 2006  
San Juan Basin Technical College  
MINUTES**

**In Attendance:** Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell, and Lanita McCafferty. **CMRHOA Members:** 7 HOA members were present.

**Absent:** Nova Hankins, Eric Gray – The Board congratulated Eric & Erin on the birth of their son Ethan Forest born this past weekend.

**Call to Order:** The meeting was called to order at 7:01 p.m.

**Approval of Minutes:** The minutes of the February 28, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell**

- Minutes went out on April 1, 2006.
- Lot 15 sold to Stephen & Kelly Rinaldi

**Treasurer Report: Lanita McCafferty**

- The total of outstanding dues is \$5,762.50
- Liens were to be filed on April 17, 2006 but due to an oversight, we neglected to notify those delinquents by certified letter. Our bylaws state we must notify them 15 days prior to filing a lien. That has been corrected and 18 certified notices were sent on Monday, April 24, 2006 to those lot/tract owners. They have until May 15, 2006 to remit their dues. Liens will be filed on May 16, 2006.

Make checks payable to: Cedar Mesa Ranches HOA (include your lot #) and send to:

Lanita McCafferty  
10700 Road 35  
Mancos, CO 81328

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- Bryan will be mowing weeds along the roads early in May.

**Building Advisory-Greg Kemp**

- A letter/email has been sent to 23 lot/tract owners who did not have their property identified by either a lot number or address. The covenants state that each homeowner is responsible for this identification. Since we are coming into our fire season, it is important that in case of an emergency, official vehicles are able to identify the proper lot. Of the 23, 9 have put up ID signs, 4 have asked that we place ID signs on their property and 10 have not responded at all. This is an important issue and hope all will do so. The deadline is June 1, 2006
- A letter/email was also sent to 78 lot/tract owners that do not have a residence on their property. This included general information about site prep and setbacks.
- A motion was made, 2<sup>nd</sup> and passed to send a letter to the owner of Lot 48 asking for an update on the progress being made on the improvements to his property.



haven't grown as high as they were last year so it should be easier to clean up The Committee would appreciate anyone that would be willing to help, to bring your lawn mower, rakes, weed whackers, etc. A flyer is included in these minutes. A reminder will go out early May.

- Nancy Schaufele will be doing our summer newsletter. If you have any articles you would like to submit, please either send or email them to her by June 15<sup>th</sup>. Her address is: 35920 Road J.9, Mancos, CO 81328. Email: [nschaufele@frontier.net](mailto:nschaufele@frontier.net)
- FYI: We have had a case of plague in a cat in the subdivision. They believe the animal ate an infected mouse. Please keep an eye on your animals. If you notice anything strange, contact a vet.
- The HOA will have a BBQ in July. The tentative date is July 15<sup>th</sup> from 11-3 at the Bignell's. A flyer will go out at a later date.

#### **Old Business:**

- The litigation with Torin Andrews is progressing. Mr. Andrews rejected our proposal put forth at our last meeting. Our attorneys have notified us that he has partially dismissed (without prejudice) the action involving individual defendants. The action against the HOA will go forward.

#### **New Business:**

- The BOD has received several complaints about dogs running loose and bothering other animals and chasing cars. Covenant 18 states that no domestic animals shall be allowed to roam free. They are to be on a leash, in a kennel or under voice control at all times. The BOD advises those whose animals, etc are being bothered to contact the owner. If the problem persists, animal control can be called and the owners would then have to pay to retrieve their animal.

#### **Open Discussion:**

- A question was asked about the way dues are paid. Currently, one-half or all is due at the annual meeting, with the remainder due in 90 days. Of concern, is that those that pay their dues in January, either half or all are being penalize because those that do not pay at all receive no penalty for not adhering to the bylaws. There was discussion about what to do about it. Several options are available: 1. Make the full amount due at the annual meeting and if not paid, file liens within 2 weeks, 2. Leave the current option and those that do not pay half would have a lien filed. A motion was made, 2<sup>nd</sup> and passed to table this item until the next meeting.

The meeting was adjourned at 8:20 p.m. **There will no meeting in May. The next meeting will be on Tuesday, June 27, 2006 at 7pm.**

Respectively submitted:

Ruth Bignell,  
Secretary to the Board

### **Road Committee: Gary Brodhagen**

- The Road Committee held a meeting and compiled a list of road improvements/maintenance that need to be done over approximately the next 3 years. The following list is not prioritized:
  - 1) Chip seal 160-170 ft at front entrance.
  - 2) Finish gravel on Rd. J.7, 35.3 and 36.7.
  - 3) New gravel on Rd. 35 (entrance to end, using roller & water truck, add culverts as needed).
  - 4) Clean ditches & culverts on Rd. J.8, K.1, K.3 and J.6.
  - 5) Blade roads J.8, K.3, K.1, J.9 and J.6.
  - 6) Buy & install reflectors on J.7, hill on Rd. 35 and Grand Canyon on 36.7.
  - 7) Check erosion on Mud Creek.
  - 8) Check erosion on Rd. 35.
  - 9) Guard rails needed on J.7, hill on Rd. 35 and Grand Canyon on 36.7.
  - 10) Continue to put in new chip seal at the entrance about 150ft at a time.
  - 11) Check on cementing or chip seal around mailboxes.
  - 12) Yearly maintenance program:
    - a) Clean all ditches and culverts on all roads.
    - b) Add gravel and reshape roads as needed using a water truck & roller
- Several compliments were made regarding the good condition of the roads. The BOD appreciates the remarks.
- Several statements were made regarding statements made at the previous BOD meeting. First, the feeling is that we do not need to solicit several bids for roadwork as our jobs are small and large contractors are not interested. Secondly, time is of the essence. We have a short window to do the work and the need someone that can respond in a timely manner. Third, it is important that we treat every road equally whether you are at end, or at the beginning of the subdivision, it makes no difference. We are all in this together and we all pay dues to maintain the roads.
- Speeding in the subdivision has become a problem now that new building is going on. Most of the time it is the contractors or service people that come into the subdivision. To those of you that are building or having work done on your property, please speak to your contractors and ask them to slow down and adhere to the posted speed signs. We have had some near misses lately and certainly do not want a serious accident to happen.
- We had an inquiry about dust control. The committee will look into it but most are against mag chloride as it damages your vehicle and others feel they live in a rural area and that is part of the ambiance and do not want to change it.
- A big thank you to Greg Kemp for donating 48 T-bars. Reflectors will be installed on the bars and installed on several roads this week.

### **Covenant Committee: Jim Bignell**

- A motion was made, 2<sup>nd</sup> and passed to temporarily deactivate the committee. If issues should arise, the committee will be reactivated.

### **Activity & Grounds: Ruth Bignell**

- The Activity & Grounds committee held a meeting and has set several activities for this summer. Waste Management has approved our request for a dumpster to be donated to CMR. They are going to provide a 20 yard roll off dumpster. We also received permission to place the dumpster at the Firehouse. We will have the dumpster from May 18 through June 5<sup>th</sup>. It will be picked up on June 6<sup>th</sup>. There are very specific items that can be put in the dumpster. Most important is that no hazardous material can be put in. We will be fined a great deal if there is, so please be careful with what you throw away. A list is included in these minutes. Some of the items are contradictory and if you are not sure, please contact the numbers listed. This list was taken from the list provided to us. A motion was made, 2<sup>nd</sup> and passed to limit the amount for dumping at the landfill to \$300. We will pay \$28.75 per ton. Hopefully, we won't go over that.
- Since we are going to have a dumpster, we have decided to have a clean-up day on Sat. May 20<sup>th</sup> from 9:00-12 noon at the front entrance. We hope to clear up to the mailboxes this time. The grass and weeds

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

*June 27, 2006  
San Juan Basin Technical College  
MINUTES*

**In Attendance:** Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, Nova Hankins, Ruth Bignell, and Lanita McCafferty. **CMRHOA Members:** 12 HOA members were present.

**Absent:** Eric Gray and Chris Schaufele

**Call to Order:** The meeting was called to order at 7:00 p.m.

**Approval of Minutes:** The minutes of the April 25, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell**

- Minutes went out on April 30, 2006.
- Lot 36 sold to Archie & Mary Hanson of Cortez
- Lot 49 sold to Russell & Judy Oberg of Golden, CO
- Lot 88 sold to Rodney Collins
- Lot 90 sold to Jon & Laurie Aarts of Riverside, CA
- Lot 108 sold to Daniel & Marina Saiz of Mira Loma, CA
- Lot 84 sold to Stephen & Nan Campbell of
- Tract S sold to Robert & Darla Sanders of Helotes, TX
- A letter was read from the owners of Lot 104 thanking the HOA for a job well done on the roads. It was very appreciated by the Board.
- Once again, please update your contact information including email whenever there is a change. We want to make sure everyone gets all the information put out by the Board. You can email me at: [biggyr02@aol.com](mailto:biggyr02@aol.com) or mail to 10208 Road 35, Mancos, CO 81328.

**Treasurer Report: Lanita McCafferty**

- The total of 2006 outstanding dues is \$675.00
- Liens for delinquent dues were filed on May 16, 2006 on three properties. Of these three, one lien has been paid.

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- Noxious weeds in the subdivision have been sprayed. Jim Bignell and Gary Brodhagen have spent many hours over the past month spraying weeds on all 10 miles of road. A request was made to purchase 5, 25-gal sprayers for use on ATV's and allocate them to HOA members who are interested in spraying a portion of the roads. We have 5 volunteers who will participate. The HOA will also supply the chemicals to each volunteer. This way, it will be done more quickly and not put a burden on a couple of members. The cost of the sprayers is approximately \$100 each. After this year, the cost will only be for the chemicals. This will save the HOA over \$1,000 per year. These sprayers will also be used to fight fires in the subdivision. A motion was made to purchase the sprayers, 2<sup>nd</sup> and passed.
- We had 8 fires in and around the subdivision this month. In light of this, a fire plan is being put together. Information will be in the Newsletter at the end of July. We are asking for responses from the membership. If you have any ideas, please relay them to the HOA.
- Frank Dean of Fire Fence gave a presentation on a new product. It is a containment system for a solid cartridge of Class A wetting agent. Some of the features are: it is used with a garden hose and sprinklers, it

forms a special type of Class A foam with excellent wetting ability and protects your home from burning and re-igniting on the surface as well as deep inside. The cost is approximately \$225 per cylinder. For more information, you can call 970-560-2110 or check the website at: [www.fire-fence.com](http://www.fire-fence.com)

- Mitigation is very important in our subdivision. There is a lot of fuel laying around on properties. We realize that those of you that live out of town are unable to clear your property. With that in mind, John Lyren has offered to help with this problem. Attached to the minutes is his fee schedule for this service. The fire department will not defend a house that does not have sufficient mitigation. They will move on to a house they can defend. Keep this in mind.
- Jim and Ruth Bignell and myself attended a Fire Council Ambassadors meeting in Durango on June 20<sup>th</sup>. It was very informative and brought to light how serious a problem this is. Both Montezuma and LaPlata County are very dry and there is much concern over the fire hazard.

#### **Building Advisory-Greg Kemp**

- Number ID's have been placed on 7 properties. Currently, 7 others are in need of number ID's. Letters have been sent to those owners notifying them they have until July 15, 2006 to either put their own numbers on their property or to contact Jim Bignell or me and I will do it for them. The cost is \$20. After July 15, 2006, if we receive no response, a covenant lien will be placed on that property. It cannot be stressed strongly enough that with the fire situation, it is important that the fire department be able to locate your property if need be. A motion was made to send the letter, 2<sup>nd</sup>, and passed.
- The owner of Lot 48 responded to our previous letter asking for an update on the progress being made on the improvements to his property. At this time, he is complying with the Board's request and improvements will be complete by the end of July.
- A letter will be sent to the owners of Lot 3 requesting an update on the completion of the improvements to their property, which were started in October 2005. Motion made, 2<sup>nd</sup> and passed.

#### **Road Committee: Gary Brodhagen**

- Because of the dry weather, it has been difficult to grade the roads without water. This is an expensive proposition but we have had to use it in order to get rid of the washboard effect on the roads.
- Roads 35 and K.3 were graded.
- The hill on Road 35 was redone. Water and two loads of gravel were added and rolled.
- Negotiations are still underway to redo the front entrance. It will be done by the end of summer

#### **Activity & Grounds: Ruth Bignell**

- Cleanup day was a big success. We had twenty-seven members help with the cleanup. We were able to clean up to the mailboxes. I would like to thank everyone who came to help. A special thanks to Jerry Anderson who brought his tractor and to Dorothy Snowball who brought her truck which had an automatic lift. Both transported a lot of debris to the dumpster.
- The dumpster was put to good use also. Over 6 ton of trash was taken to the landfill over the 2-week period.
- The HOA BBQ will be on Sunday, July 23<sup>rd</sup> at the Bignell's, Lot 55 from 1:00 pm to 4:00 pm. Hot dogs and drinks will be provided. Everyone is to bring a covered dish or dessert and a chair. A flyer is attached to these minutes.
- As a member of the grounds committee, I want to thank Jim & Gary for all the time and effort they spent on spraying the roads. They went out every morning at 6am and spent at least 50 hrs during the past month cleaning up our weeds.

#### **Old Business:**

- The litigation with Torin Andrews continues. During this week, depositions will take place in Cortez. At this time, the trial date is still set for August 21, 2006 in Cortez.

### **New Business:**

- CMR Fire Strike Force: Due to the many fires we have had this month, Jim Bignell has formed a fire strike force for the subdivision. This strike force will include people who will be spotters, coordinators, fire fighters and fire fighters with ATV's. The fire fighters with ATV's will tackle the BLM land if a lightening strike occurs in the BLM land. A small group has been responsible for putting out several fires but the time has come to be more organized and include others. Therefore, we have several people visiting homeowners and asking them to sign up to help in some way. Once this information is obtained, we will set up the groups and contact everyone. Training will also be provided. This force is being formed for the dire need of rapid response to lightening strikes.
- Noxious weeds have been a problem. There are a lot of lot/tracts that have thistle or other noxious weeds. The HOA is responsible for keeping the road right-of-way clear of these weeds. Homeowners are responsible for their property. Colorado law states that if your neighbor makes a noxious weed complaint against your property, the State can contact you for permission to inspect your property. If you refuse, they can get an injunction and go on your property to check the degree of infestation. They then notify you to clean it up, if you don't respond, they will clean it up. You would then be responsible for all charges. It is very important to clear your property of these weeds. Once they bloom, they spread all over the place and infect others property.
- We received notice that personal property has been stolen on Lot 75. Please be aware of any strangers looking around and keep everything locked up.
- In 2005, a covenant lien was placed on Lot 84. That property has now been sold. The lien was not cleared at the time of closing. The Title Co. has placed an exception on the title. The buyer was aware of this lien and has notified the HOA Board in writing that all improvements will be complete by September 6, 2006. The septic is being installed starting this month. After all improvements have been completed and inspected, the lien will be lifted. A motion was made to accept this letter from the buyer, 2<sup>nd</sup> and passed.

### **Open Discussion:**

- A suggestion was made that we should consider having decals for our vehicle indicating that we are members of the HOA. This request will be looked into. Several comments were made both pro and con.
- Once again, concerns were expressed over the speeding issue. It is still a big problem. Some are residents; others are contractors and service people. Again, if you have contractors working on your property, please speak to them about this problem. Suggestions were also made regarding installing more signs.
- Because of the fire problems, we have some members checking on weather issues. Specifically, lightening strikes in the area. There is a detection service that produces reports on strikes in our area. The report is available within 2 hrs. after a storm and the cost is \$95 for the report. It is available on the Internet.
- Because of the many fires, evacuation is a concern both for people and animals. A sign up sheet was circulated to those attending to list the animals on their property. For those not at the meeting, you can call Lanita at 565-1462 or email at: [Lanita@diamondbackmetal.com](mailto:Lanita@diamondbackmetal.com) to register your animals. An evacuation plan is being formulated in conjunction with the Fire Committee.

The meeting was adjourned at 8:54 p.m. **The next meeting will be on Tuesday, July 25, 2006 at 7pm.**

Respectively submitted:

Ruth Bignell,  
Secretary to the Board

**CEDAR MESA RANCHES**  
**2006 BUDGET**  
**27-Jun-06**

<i>Accounts Receivable</i>	Owe	Accounts Paid	Balance Owed 2006
2003 DUES/ROAD ASSESSMENT	\$475.00	\$669.61	
2005 DUES	\$175.00		
2005 DUES INCREASE	\$550.00	\$320.67	
2006 DUES	\$62,725.00	\$62,141.00	
2006 DUES REFUND		-91	\$675.00
<b>TOTAL</b>	<b>\$63,450.00</b>	<b>\$63,040.28</b>	

<i>Accounts Payable</i>	\$53.50	Refund check to Colorado Land (Lot #90)
	\$37.50	Refund check to Lot #42
		"Overpayment of dues"
<b>TOTAL</b>	<b>\$91.00</b>	

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	\$91.00
2003/2005 DUES	\$990.28
2006 DUES - LIENS PAID (Interest/late fees)	\$50.17
EXPENDITURES	\$37,695.93
LOT SIGNS-Lot Owners Paid	\$100.00
LOT SIGNS-Reimbursed	\$100.00
<b>TOTAL CASH ON HAND</b>	<b>\$30,304.53</b>

**WORKING BUDGET (2006)**

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$195.00	\$5.00
Contingency Fund	\$2,000.00	\$543.56	\$1,456.44
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$1,400.00	\$2,600.00
Office Supplies	\$2,000.00	\$492.64	\$1,507.36
Professional & Other Fees	\$2,500.00	\$30.00	\$2,470.00
Road Maint/Improvements	\$52,132.40	\$32,357.00	\$19,775.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$78.61	\$421.39
Snow Removal	\$2,000.00	\$2,300.00	(\$300.00)
Social	\$200.00	\$0.00	\$200.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,800.00	\$203.72	\$1,596.28
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$37,695.93</b>	<b>\$29,861.47</b>

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

**JULY 25, 2006  
San Juan Basin Technical College  
7:00 p.m.  
MINUTES**

**In Attendance:** Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell and Lanita McCafferty. **CMR-HOA Member:** 3 HOA members were present

**Absent:** Eric Gray and Nova Hankins

**Call to Order:** The meeting was called to order at 7:03 p.m.

**Approval of Minutes:** The minutes of the June 27, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell:**

- The June minutes went out on June 28, 2006.
- Lot 41 sold to Alan & Glenda Whalon of Cortez.
- Read a note from owners of Lot 75 expressing their appreciation to the road and weed committees for a job well done.
- Letter was sent to Lot 3. Greg will address this issue.
- The summer newsletter will to out with these minutes.

**Treasurer Report: Lanita McCafferty:**

- There is still a balance of \$675 for outstanding dues for 2006.
- The current budget is included in these minutes.

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- The spray tanks have been purchased and installed on HOA members ATV's. These will be used for both spraying and for water to fight fires. The 5 volunteers are: Jim Bignell, Gary Brodhagen, Bryan Johnson, John Lyren and Chuck Wiesel. They have already been put to good use as we have had several fires this past month.
- Bryan will work on a fire evacuation plan and present to the Board.

**Building Advisory-Greg Kemp**

- Greg commended all members who put forth the effort to see that their lot/tract had ID numbers. We achieved 100% compliance on this project.
- A letter was sent to the owners of Lot 3 asking for a building update, as they were close to the deadline for completion. The owner of Lot 3 attended the meeting and presented a project update and indicated that it should be completed in a month.
- Lot 48 has presented a site plan and has had the septic system approved.
- Lot 84 still has a covenant violation. Jim Bignell met with the contractor and was assured that all work will be done by Sept. 2006
- In order to help curb the speeding problem, a "Community Watch" sign will be placed at the front entrance. Motion was made, 2<sup>nd</sup> and approved to purchase this sign for \$50. This continues to be a problem but we keep trying to help the problem.

### **Roads-Gary Brodhagen**

- Road 35 was graded and rolled after storms in mid-June.
- After many attempts to get a company to complete the front entrance, a contract has been signed with Four Corners. The road will have 3" asphalt, the holes will be repaired and the sidepiece at the very front will be paved also. We should know within a week when they will be able to start the project. The cost is approximately \$14,000.

### **Activity & Grounds-Ruth Bignell**

- The BBQ was a success. We had 36 members and families attend. We had several members that live in other states attend and it was great to meet them. The day was not without its drama. One of the worst hailstorms arrived with fierce lightning, rain & wind. It also created 3 fires, which sent our fire team off to work. Despite all this, it was a great get together.
- Since we are getting our front entrance done, I have scheduled a workday on August 27<sup>th</sup>. We need members with a lawn mower or weed eater. With all this rain, the grass is pretty high and we are just going to mow it so it looks really nice.

### **Old Business-Jim Bignell**

- Depositions were taken on June 29 and 30, 2006. Both Mr. Andrews and Jim Bignell were deposed at the Court House in Cortez. The Board through our lawyers presented an offer of settlement to Mr. Andrews and it was rejected. At this time, the court date is still set for August 21, 2006 in Cortez. The Board will go into an Executive session following this meeting to discuss the current offer presented by Mr. Andrews.
- In April, concerns were brought to the Board regarding the payment of annual dues. It was felt by those that had paid at least half (\$225) or all of their dues on time that it was not fair to them that some members did not pay anything at the annual meeting in January. The Bylaws require that all members pay at least one-half (\$225) at the annual meeting. Last year, some dues were not paid until June. The Board is required to enforce the Bylaws. Starting in January 2007 on lots/tracts that do not adhere to this Bylaws requirement, a lien will be placed on the property that has not paid one-half of their dues
- Fire Strike Force-We had 7 lightning strikes in June and early July. Members of the HOA and fire dept put out these fires. The Strike Force was ready to go in mid-July and has been busy ever since. We had a fire on 35.3 that almost got away from the team. The fire dept. called in helicopters to drop water. The fact that it burned a large area was partially due to the fact that the property had not been mitigated. The fire relit the next day and the strike force and fire dept. responded. On July 23<sup>rd</sup>, we had 3 fires during the hail/rain storm.
- Jim discussed the procedure for this Fire Strike Force Team. The list is broken into 4 parts, spotters, coordinators, fire fighters and fire fighters with ATV's. Although we have a list of spotters, we emphasize that all HOA members be on the lookout for fires. Most of our designated spotters are on the ridges where the view is great in all directions. If you see a fire, (1) call the fire dept with its location, (2) notify the coordinator starting at the top of the list, if you cannot reach the first one, continue down the list until you get someone. The coordinator will send out the fire fighters and coordinate communications with the team. The Coordinator List is at the end of these minutes. Please keep it handy during our fire season.

**New Business-** There was no new business.



**Open Discussion**

- A report was read regarding purchasing a fire lightning system report that would tell you where the lightning strikes are in the subdivision. While this may be very informational, board members felt it would not do us much good since it would be after the fact. The cost per report is \$95. We will check to see if it is available for free from another agency that uses it.

**Adjournment:** A motion to adjourn was made, 2<sup>nd</sup> and passed. The meeting adjourned at 7:50 p.m.

**Next Board Meeting:** Tuesday, August 29, 2006 at 7:00 p.m.

Respectively submitted:

*Ruth Bignell*  
Ruth Bignell,  
Secretary to the Board

<b><i>CMR FIRE STRIKE FORCE COORDINATORS</i></b>
(1) Ruth Bignell-564-5964 Cel# 941-224-1746
(2) Lanita McCafferty-565-1462, Cel# 602-319-3043
(3) Lisa Liljedahl-565-6201, Cel# 759-1145
(4) Nancy Schaufele-565-8385, Cel# 560-1950
(5) Cheryl Brodhagen-565-4609, Cel# 739-4598
(6) Susan Bryson-565-6201, Cel# 749-6201

**CEDAR MESA RANCHES FINANCIAL  
2006 BUDGET  
JULY 25, 2006**

<i>Accounts Receivable</i>	Owe	Accounts Paid	Balance Owed 2006
2003 DUES/ROAD ASSESSMENT	\$475.00		
2005 DUES	\$175.00	\$669.61	
2005 DUES INCREASE	\$550.00	\$320.67	
2006 DUES	\$62,725.00	\$62,141.00	
2006 DUES REFUND		-91	
<b>TOTAL</b>	<b>\$63,450.00</b>	<b>\$63,040.28</b>	<b>\$675.00</b>

<i>Accounts Payable</i>	
	\$53.50 Refund check to Colorado Land (Lot #90)
	\$37.50 Refund check to Lot #42
	"Overpayment of dues"
<b>TOTAL</b>	<b>\$91.00</b>

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	\$91.00
2003/2005 DUES	\$990.28
2006 DUES - LIENS PAID (Interest/late fees)	\$50.17
EXPENDITURES	\$40,147.26
LOT SIGNS-Lot Owners Paid	\$120.00
LOT SIGNS-Reimbursed	\$100.00
<b>TOTAL CASH ON HAND</b>	<b>\$27,873.20</b>

**WORKING BUDGET (2006)**

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$195.00	\$5.00
Contingency Fund	\$2,000.00	\$822.45	\$1,177.55
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$1,400.00	\$2,600.00
Office Supplies	\$2,000.00	\$569.61	\$1,430.39
Professional & Other Fees	\$2,500.00	\$30.00	\$2,470.00
Road Maint/Improvements	\$52,132.40	\$33,607.00	\$18,525.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$78.61	\$421.39
Snow Removal	\$2,000.00	\$2,300.00	(\$300.00)
Social	\$200.00	\$14.00	\$186.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,800.00	\$1,035.19	\$764.81
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$40,147.26</b>	<b>\$27,410.14</b>



**Nomination Committee: Ruth Bignell**

- This committee has been reactivated. Our annual meeting is scheduled for January 13, 2007. More info later.
- The Committee is in need of 2-3 volunteers in November to help with mailings. Call me if you are interested.
- Nominations: The committee will be soliciting nominations for the 2007 Board. If you are interested in running for the Board, please submit your name in writing and attach a brief paragraph about yourself and why you are running. Submit to the Nomination Committee either by mail or fax to 10208 Road 35, Mancos, CO 81328/fax 564-5964. More info later.

**Old Business-Jim Bignell**

- Fire Strike Force- No fire activity since last meeting.
- Litigation - Jim Bignell read the following statement: " On August 21, 2006, at a hearing before Judge Buss, the CMR-HOA Board, our attorney Mike Williams, Torin Andrews and his attorneys were present. All claims presented by Mr. Andrews against the HOA were dismissed The Judge, however also ordered the CMR-HOA to remove the liens that are in place on Lot 107, which has been done as of August 22, 2006. Also, the judge found that Mr. Andrews was precluded from raising any issues as to who has the right to maintain the roads and whether Mr. Andrews has to be a member of the HOA or that we are not a CCIOA community. The Abuse of Process claim by Mr. Andrews was dropped and we dropped our Abuse of Process claim."

When our lawyers receive the official transcript from the hearing, a letter will go out to the membership. Until then, we cannot comment further.

**New Business**

- One of our volunteers that sprays the roads has requested reimbursement for gas for his ATV. The Board feels this is reasonable considering the price of gas. Therefore, a motion was made, 2<sup>nd</sup> and passed to provide \$30 per year to any of the volunteers that request it.
- An anonymous letter was received addressing various issues and criticisms. Most of these issues have been addressed in past minutes. One of the issues dealt with Covenant 10, which has been addressed by Greg Kemp in his report. A motion was made, 2<sup>nd</sup> and passed to reply to the remaining issues if the letter is resubmitted with signatures. A possible covenant complaint does not have to have a signature.
- An Executive meeting will be held following the regular meeting to discuss remaining legal issues presented by our counsel.

**Open Discussion** – There was no questions or remarks presented.

**Adjournment:** A motion to adjourn was made, 2<sup>nd</sup> and passed. The meeting adjourned at 7:45 p.m.

**Next Board Meeting:** There will be NO board meeting in September. The next meeting will be Tuesday, October 31, 2006 at 7:00 p.m.

Respectively submitted:

Ruth Bignell,  
Secretary to the Board

**Cedar Mesa Ranches Financial**  
**2006 Budget**  
**August 26, 2006**

**Accounts Receivable**

ES/ROAD ASSESSMENT  
 2005 DUES  
 2005 DUES INCREASE  
 2006 DUES  
 2006 DUES REFUND  


---

 TOTAL

Owe	Accounts Paid	Balance Owed 2006
\$475.00	\$669.61	
\$175.00		
\$550.00	\$320.67	
\$62,275.00	\$62,141.00	
	-91	\$225.00
<hr/>	<hr/>	<hr/>
\$63,475.00	\$63,040.28	

**Accounts Payable**

TOTAL

\$53.50	Refund check to Colorado Land (Lot #90)
\$37.50	Refund check to Lot #42 "Overpayment of dues"
<hr/>	<hr/>
\$91.00	

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	-
2003/2005 DUES	\$91.00
2006 DUES - LIENS PAID (Interest/late fees)	\$990.28
EXPENDITURES	\$50.17
T SIGNS-Lot Owners Paid	\$41,642.19
LOT SIGNS-Reimbursed	\$230.00
TOTAL CASH ON HAND	-
	<hr/> \$100.00
	<hr/> \$26,488.27

**WORKING BUDGET (2006)**

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$195.00	\$5.00
Contingency Fund	\$2,000.00	\$822.45	\$1,177.55
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$2,649.00	\$1,351.00
Office Supplies	\$2,000.00	\$644.93	\$1,355.07
Professional & Other Fees	\$2,500.00	\$36.00	\$2,464.00
Road Maint/Improvements	\$52,132.40	\$33,607.00	\$18,525.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$201.71	\$298.29
Snow Removal	\$2,000.00	\$2,300.00	(\$300.00)
Social	\$200.00	\$14.00	\$186.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,800.00	\$1,076.70	\$723.30
<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	\$67,557.40	\$41,642.19	\$25,915.21

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

**AUGUST 29, 2006**

**San Juan Basin Technical College**

**7:00 p.m.**

**MINUTES**

**In Attendance:** Jim Bignell, Gary Brodhagen, Eric Gray, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell and Lanita McCafferty. **CMR-HOA Member:** 12 HOA members were present

**Absent:** Nova Hankins

**Call to Order:** The meeting was called to order at 7:02 p.m.

**Approval of Minutes:** The minutes of the July 25, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell:**

- The July minutes and the summer newsletter went out on July 27, 2006.
- Annual Report submitted to State of CO on August 14, 2006. Certificate of Good Standing received
- Read emails from 3 owners expressing their appreciation to the road committee and Fire Strike Force for a job well done and to the Board for their efforts in the litigation.

**Treasurer Report: Lanita McCafferty:**

- There is still a balance of \$275 for outstanding dues for 2006.
- The liens on Lot 107 were removed on August 22, 2006.
- The Board reallocated \$3,700 from various accounts into the road account. Motion was made, 2<sup>nd</sup> and passed. It will be reflected in next budget report at the next meeting.
- The current budget is included in these minutes.

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- Bryan will work on a fire evacuation plan and present to the Board.
- Since our last meeting, the fire situation has improved.
- A fire ban is still in effect.

**Building Advisory-Greg Kemp**

- A Neighborhood Watch sign has been installed at the front entrance.
- There are 2 lots with trailers that have been on the property for more than 9 months. The owner of Tract L was at the meeting and will report back to the Board at its next meeting with his plan for correcting this situation. A letter will be sent to the owner of Lot 114 requesting the same information.

**Roads-Gary Brodhagen**

- Roads 35, J.8, J.9 and K.3 will be graded. Water will be brought in and the roads will be rolled.
- A contract has been signed with Four Corners to pave the front entrance. This will be done on Sept. 9, 2006.

**Activity & Grounds-Ruth Bignell**

- We had 3 couples participate in mowing the front entrance.

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

*October 31, 2006  
San Juan Basin Technical College  
7:00 p.m.  
MINUTES*

**In Attendance:** Jim Bignell, Gary Brodhagen, Eric Gray, Greg Kemp, Ruth Bignell and Lanita McCafferty.  
**Absent:** Nova Hankins, Bryan Johnson, Chris Schaufele. **CMR-HOA Member:** 8 HOA members were present.

**Call to Order:** The meeting was called to order at 7:01 p.m.

**Approval of Minutes:** The minutes of the August 29, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell:**

- The August minutes went out on August 30, 2006.
- Court Case Summary went out on October 19, 2006
- HOA Liability Insurance has been renewed. Premium of \$1249 has been paid.

**Treasurer Report: Lanita McCafferty:**

- There is still a balance of \$225 for outstanding dues for 2006 and a lien remains in effect.
- The current budget is included in these minutes.

**Committee Reports:**

**Fire/Weed-Jim Bignell**

- The fire sign at the front entrance will be changed to "moderate"

**Building Advisory-Greg Kemp**

- Lots 3, 114 and Tract L are now in compliance with requests made by the HOA Board at the last meeting. The Board appreciates the cooperation we have received from the owners of these lots/tract
- There have been 2 possible covenant inquiries made that will be checked out and reported on at the next meeting.

**Roads-Gary Brodhagen**

- All roads were graded and rolled in September.
- The front entrance is finally completed and all holes were filled.
- In an effort to make the roads safer, a total of 45 reflectors were installed throughout the subdivision by Jim Bignell and myself.

**Activity & Grounds-Ruth Bignell**

- No activity since last meeting.
- The HOA Christmas Party will be held on Sunday, December 17<sup>th</sup>. A flyer will go out with the minutes of the next meeting.

**Nomination Committee: Ruth Bignell**

- Nominations: The committee is requesting that anyone interested in running for a position on the 2007 Board to please submit their name in writing to Ruth Bignell by November 22, 2006. Also, include a brief statement about yourself and why you are running. You can submit the information by mail, email or fax.  
**Mail:** 10208 Road 35, Mancos, CO 81328, **Email:** [biggyr02@aol.com](mailto:biggyr02@aol.com) **Fax:** 970-564-1099

## Old Business-Jim Bignell

- All covenant violations listed on the lien on Lot 84 are now in compliance. A motion was made, 2<sup>nd</sup> and passed to remove the current lien on this property.

**New Business:** We have had several complaints on various issues. The following were addressed:

- **Dogs:** There seems to be a lot of dogs running loose in the subdivision. This is allowed if the owner is in voice control of the animals. Mostly, they are not. If you have a problem with a neighbor's dog, please talk to that person to solve the problem.

**Low Sodium Lighting:** Complaints have been received regarding bright outside lights on structures especially on the mesa tops. The Covenants state that low sodium lighting is to be used.

**Slash:** When clearing property, please put your slash in small piles. It makes it easier to burn and control the flames. Large piles could cause a fire hazard. Placing slash piles on steep hills is also a fire hazard and should not be done.

**Guest House:** For those of you that plan to build or already have a guesthouse, please remember that the Covenants state that it cannot be used for a permanent residence or as a rental.

- **Lot 107:** Shortly after the court case involving the owner of this lot, a derogatory sign was placed on the gate of this property. The Board does not know who placed it there but urges everyone to refrain from this type of action in the future.

## Open Discussion:

- There was some discussion regarding the condition of the roads, namely the potholes that exist. These potholes are in the sub-base and until we can accumulate more money, we cannot fix them at this time. Next year, Road 35 is slated to have a major overhaul, which should eliminate this problem. A suggestion was made that we put more money in an interest bearing account to chip seal the roads in the future, but at this time we do not have the resources to do this. We do put a large amount of money in our road budget and are trying to increase our contingency fund.

**Adjournment:** A motion to adjourn was made, 2<sup>nd</sup> and passed. The meeting adjourned at 7:35 p.m.

**Next Board Meeting:** The next meeting will be Tuesday, November 28, 2006 at 7:00 p.m.



The Board celebrated Halloween with a visit from the Witches of the Cedar Mesa HOA Board. Aren't they cute?

Respectively submitted:

Ruth Bignell  
Secretary to the Board



Cedar Mesa Ranches  
 2006 Budget  
 10-31-2006

*Accounts Receivable*

	Owe	Accounts Paid	Balance Owed 2006
2003 DUES/ROAD ASSESSMENT	\$475.00	\$669.61	
2005 DUES	\$175.00		
2005 DUES INCREASE	\$550.00	\$320.67	
2006 DUES	\$62,275.00	\$62,141.00	
2006 DUES REFUND		-91	
<b>TOTAL</b>	<b>\$63,475.00</b>	<b>\$63,040.28</b>	<b>\$225.00</b>

*Accounts Payable*

	\$53.50 Refund check to Colorado Land (Lot #90)
	\$37.50 Refund check to Lot #42
	"Overpayment of dues"
<b>TOTAL</b>	<b>\$91.00</b>

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	- \$91.00
2003/2005 DUES	\$990.28
2006 DUES - LIENS PAID (Interest/late fees)	\$50.17
EXPENDITURES	\$62,383.02
LOT SIGNS-Lot Owners Paid	\$255.00
LOT SIGNS-Reimbursed	- \$100.00
<b>TOTAL CASH ON HAND</b>	<b>\$5,772.44</b>

*WORKING BUDGET (2006)*

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$195.00	\$5.00
Contingency Fund	\$2,000.00	\$822.45	\$1,177.55
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$2,649.00	\$1,351.00
Office Supplies	\$1,200.00	\$769.58	\$430.42
Professional & Other Fees	\$700.00	\$36.00	\$664.00
Road Maint/Improvements	\$55,432.40	\$54,152.00	\$1,280.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$250.00	\$201.71	\$48.29
Snow Removal	\$2,300.00	\$2,300.00	\$0.00
Social	\$50.00	\$14.00	\$36.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,200.00	\$1,147.88	\$52.12
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$62,383.02</b>	<b>\$5,174.38</b>

**CEDAR MESA RANCHES HOMEOWNERS  
BOARD OF DIRECTORS MEETING**

*November 28, 2006  
San Juan Basin Technical College  
7:00 p.m.  
MINUTES*

**Present:** Jim Bignell, Gary Brodhagen, Nova Hankins, Greg Kemp and Ruth Bignell  
**Absent:** Eric Gray, Bryan Johnson, Chris Schaufele and Lanita McCafferty. **CMR-HOA Member:** 1 HOA member was present.

**Call to Order:** The meeting was called to order at 7:01 p.m.

**Approval of Minutes:** The minutes of the October 31, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell:**

- The October minutes went out on November 2, 2006.
- No property sales this month. Several are in the process
- A thank you letter has been sent to the Technical College for the use of their facility.

**Treasurer Report: Ruth Bignell for Lanita McCafferty:**

- There is still a balance of \$225 for outstanding dues for 2006 and a lien remains in effect.
- A bill for the 2007 HOA dues will go out with the ballot on Dec. 5<sup>th</sup>. A reminder, the minimum of \$225 of the \$450 dues is due by or at the Annual Meeting. Please see invoice for further information.
- The current budget is included in these minutes.

**Committee Reports:**

**Fire/Weed – Jim Bignell**

- The fire sign at the front entrance has been changed to “moderate”

**Building Advisory-Greg Kemp**

- At the last meeting, 2 inquiries had been made regarding possible covenant violations on Lots 17 and 44. Letters will be sent to the property owners asking for information in regard to these complaints. A motion was made, 2<sup>nd</sup> and passed to send these letters.
- An inquiry has been made regarding the term “low sodium lighting” The term sodium is for all sodium lights. “Low” refers to the production of light on the low end of the visible spectrum, i.e. red light. which is a characteristic of low sodium lighting.

**Roads-Gary Brodhagen**

- Due to the deterioration on a section of Road 35, the Board had to consider having it repaired and delay the payment until January 2007. We were able to make this repair because Dale Murphy agreed to bill us in January. While we do have the funds to cover the cost, we also have to retain funds for snow removal for the remainder of the year. It was agreed to proceed with the repair of the road. Four loads of gravel, water and a roller were brought in and the repair was completed. Now that it is fixed, we have noticed an increase in driving speed. Please slow down in order to keep our road in good condition.

### **Activity & Grounds-Ruth Bignell**

- The Christmas sign on the front entrance was donated by Jim & Ruth Bignell.
- The HOA Christmas Party will be held on Sunday, December 17<sup>th</sup> from 7-9 pm at the Bignell's. A flyer is included with these minutes. Once again, as it was last year, the Christmas Party will be paid for by members of the Activities & Grounds Committee

### **Nomination Committee: Ruth Bignell**

- Ballots will go out on Dec. 5, 2006. For your information, several other notices are included in the Ballot packet. The voting process remains the same: Votes will be returned to the Secretary and remain unopened until the Annual Meeting. At that time, 2 members who not candidates or spouses of candidates will open and count the ballots. As we did last year, votes will be tallied by computer.
- Nominations: The Board consists of 7 members. This year, only 6 members volunteered to become a nominee. The Bylaws state that the Board can appoint a member to a vacant position if they agree to serve. After the election, the Board will try to fill this position. The nominees for the 2007 Board are: Jim Bignell, Gary Brodhagen, Nova Hankins, Greg Kaylor, Greg Kemp and Lisa Liljedahl.

### **New Business:**

- **Concrete Trucks:** We have noticed several road ditches in the subdivision where concrete trucks have cleaned out their trucks. If you are in the process of having concrete poured or will be having it poured, please notify the drivers not to clean out in our ditches. This presents a problem when we have running water.
- **Drainage:** If you are installing culverts along the main roads, please install 18" or larger metal culverts. Anything smaller will not be able to handle enough water and will plug up much quicker.
- There will be NO December meeting.

### **Open Discussion:**

- There was no discussion.

**Adjournment:** A motion to adjourn was made, 2<sup>nd</sup> and passed. The meeting adjourned at 7:26 p.m.

**Next Board Meeting:** The next meeting will be the Annual Meeting on Saturday, January 13, 2007 at the San Juan Basin Technical College from 3:00 – 5:00 p.m.

Respectfully submitted:

Ruth Bignell, Secretary to the Board  
CMR-HOA

CMR-HOA BUDGET

NOV. 28, 2006

Accounts Receivable

	Owe	Accounts Paid	Balance Owed 2006
2003 DUES/ROAD ASSESSMENT	\$475.00	\$669.61	
2005 DUES	\$175.00		
2005 DUES INCREASE	\$550.00	\$320.67	
2006 DUES	\$62,275.00	\$62,141.00	
2006 DUES REFUND		-91	
<b>TOTAL</b>	<b>\$63,475.00</b>	<b>\$63,040.28</b>	<b>\$225.00</b>

Accounts Payable

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 "Overpayment of dues"

**TOTAL** \$91.00

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	\$91.00
2003/2005 DUES	\$990.28
2006 DUES - LIENS PAID (Interest/late fees)	\$50.17
EXPENDITURES	\$62,431.76
LOT SIGNS-Lot Owners Paid	\$255.00
LOT SIGNS-Reimbursed	\$100.00
<b>TOTAL CASH ON HAND</b>	<b>\$5,723.70</b>

WORKING BUDGET (2006)

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$195.00	\$5.00
Contingency Fund	\$2,000.00	\$822.45	\$1,177.55
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$2,649.00	\$1,351.00
Office Supplies	\$1,200.00	\$818.32	\$381.68
Professional & Other Fees	\$700.00	\$36.00	\$664.00
Road Maint/Improvements	\$55,432.40	\$54,152.00	\$1,280.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$250.00	\$201.71	\$48.29
Snow Removal	\$2,300.00	\$2,300.00	\$0.00
Social	\$50.00	\$14.00	\$36.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,200.00	\$1,147.88	\$52.12
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$62,431.76</b>	<b>\$5,125.64</b>