

CEDAR MESA RANCHES HOMEOWNERS
ANNUAL MEETING
JANUARY 10, 2008
San Juan Basin Technical College
3:00-5:00 P.M.
MINUTES

Present: Jim Bignell, Greg Kemp, Terry Neisinger and Ruth Bignell. There were 29 HOA members present.

Absent: Nova Hankins, Lisa Liljedahl

The meeting was called to order at 3:03 pm

Introduction of Board Members present: Jim Bignell introduced the current board members.

Introduction of members present: HOA members introduced themselves.

Approval of Minutes: The minutes of the October 30, 2008 meeting was approved by motion, 2nd and passed.

President's Remarks and Year-end Report: Jim Bignell

- Members were asked to turn in their dues and ballots at the sign-in desk.
- Jim thanks members for their support over the past year. It has been greatly appreciated.
- Subdivision Report: Jim reported on the following items:
 1. We currently have 4 houses under construction in the subdivision and several others planned for the spring.
 2. A total of 3 properties were sold in 2008 and several are still on the market.
 3. We have had approximately 3 ft. of snow in the month of December and have received several calls from lot owners requesting information on whom to call to have their driveway plowed. They were referred to Dale Murphy, who does our roads. His cell# is (970) 739-0061.
 5. This past year, we put \$25,000 of our road budget in a legal fund to cover recent litigation. Since we are still unable to secure insurance, this will need to continue.
 6. Several properties were broken into during this past year. If possible, try to have someone check your property on a regular basis.

Secretary Report: Ruth Bignell:

- October 30, 2008 minutes went out on November 7, 2008
- Ballot, annual mtg. notice and dues notice went out on Dec. 5, 2008.
- The 2nd round of letters regarding lot ID went out on November 10, 2008.
- Please remember to update your contact info: email, phone or address. We had several letters returned due to address changes. I have also gotten emails sent back either because their address is changed or we have been blocked from their site.

Treasurer's Report: Lisa Liljedahl

- 2009 dues continue to come in. (Reminder: 2009 dues were due at the annual meeting. At least ½ was to be paid by then. Those that have not paid at least ½ will be sent a letter and be given 15 days to pay). The due date for the second half is April 10, 2009.

Committee Current & Year-end Reports:

Fire & Weed: Terry Neisinger

We spent \$786.00 on weed chemicals and received a rebate of \$250.00 from State of Colorado for part of the money spent on chemicals.

- Thanks to volunteers Gary Brodhagen, John Lyren, Bryan Johnson, Chuck Weisel and Jim Bignell who spray in spring and fall. We seem to be making some ground on the weeds with our efforts.

- I will be looking for volunteers again this year and contacting those that already help. If you are interested, contact me at 480-227-2831.
- We had an inquiry from members that live in other developments regarding the rebate and how to get it. Here is the info: The weed rebate application is available from the Montezuma County Extension Office which is located on the bottom floor of the County Building, Room 102, Phone: 565-0580. It is usually filed by mid-November and has a rebate limit of \$250 per year. You will also need to present original receipts with your request.
- We had a lot of snow this past year and as a result of the moisture, the fire danger was a lot less in the summer. We had 1 fire in 2008. Fortunately, it was a tree lightning strike and we were able to contain it. During the monsoon season, keep your eyes open for lightning strikes. Sometimes they hit a tree but only smolder then flare up later. Hopefully, the large amount of snow we have had recently will lower the fire danger this summer.
- We had lightning strikes that have caused personal damage. A horse owned by David Nigteagle was killed by lightning and I suffered damage in my home to my computer and appliances.
- I became a member of the Colorado Fire wise Council located in Durango and have attended several meetings. The Council provides education on how to keep safe. We took a hiking tour to the Valley Fire burn area which took out about 500 acres near a subdivision. The Council is about to publish several new brochures on fire mitigation and safety. If you need any assistance on these subjects, let me know and I will provide you with the brochures, videos, etc.
- If you plan to burn slash, please alert the fire department before burning. It helps them respond to callers reporting a fire. The number is: 565-8454.
- The Fire Strike Force is still in operation. This was started 2 years ago. We have spotters and personnel assigned to get to fires and assist in putting them out before they spread. I will contact everyone before fire season to make sure we are prepared.

Building Advisory: Greg Kemp

- There are still 3 properties that have no Lot ID – one is an occupied resident and two are vacant lots. This is a serious issue that will require formal action by the Board.
- There is one property with a travel trailer that has been used as a residence and is not properly stored. This too, may require formal action by the Board.
- All other complaints about alleged covenant violations were successfully resolved.
- A letter was sent to Aramark and The County Planning Dept. thanking them for the clean-up work and fire mitigation work done on their property adjacent to the fire station and mail boxes.
- Additional signage was put in place for speed limits and advising about horseback riders in our subdivision.
- A Dispute Resolution policy was approved by and Board and sent to all property owners in July. This was encouraged by a recently-passed state law.
- A lawsuit filed against the County by the owner of the Noland Gravel Pit claiming that asphalt manufacturing operations were a “grand fathered” use for that property was defeated in court and has not been appealed. This defeat was largely the result of a comprehensive “Friend or the Court” brief submitted by our neighbors on the south side of Hwy. 160. A hearing on the asphalt plant will be held on January 12, 2009 at 2:00 pm.
- Thank you all for your cooperation in abiding by the restrictive covenants that each of us agreed to when we purchased our property.

Road Committee: Jim Bignell

- A lot of work was done on the roads despite our limited funds.
 - a. January, February and March – Snow removal in subdivision.
 - b. March – Road repair.
 - c. April – Cleaned ditches, bladed, rolled and put gravel on Rd. 35.
 - d. June-Blade roads which included water and compacting.
 - e. July - Blade roads which included water and compacting.
 - f. September-Blade road 35 from entrance to bottom of hill
 - g. November-Blade roads which included water and compacting.
 - h. December-Snow removal.
- The snow this year took a large amount out of our budget. The cost for the year was almost \$14,000. There was much discussion mostly regarding the front entrance. It is developing pot holes again. To redo the whole road with chip seal cost a great deal of money. In any case, nothing can be done until summer when we will probably repair the existing holes. One of the tract roads needs to be finished and 2 culverts need to be installed.

Activity & Grounds: Ruth Bignell

- We did not have a clean-up day in 2008 but will in 2009.
- 30 members attended the HOA BBQ on July 20th.
- 38 members attended the HOA Christmas Get Together on December 21st.
- Thank you to everyone who contributed and helped with both the BBQ and Christmas party.

Nomination Committee: Ruth Bignell

- Thanks to Georgia Chermak and Michelle Charbonneau for volunteering to count votes. Thanks also to Cheryl Brodhagen and her little helper Cayman for taking care of the sign-in desk.
- We worked hard to recruit additional members to run for the 2009 Board. For the first time in 2 years, we have 7 members volunteering to serve on the Board. We thank them for stepping up to help the community.

Old Business: Jim Bignell

- **Lawsuit:** Jim Bignell gave a complete summary on the recent lawsuit that ended in November 2008. It is attached to these minutes. A lengthy discussion followed. Those that spoke fully supported the Board and its actions in the case with Mr. Andrews.

New Business: Jim Bignell

- **Driveways:** Over the holidays many people were away and came back to a snowed in situation. To avoid this situation, you should make arrangements to have your driveway cleared if needed. Since we have had some robberies in the area, it would also send the message that someone is at the house and is not vacant.
- **Quest DSL:** Don Murrell gave the Board information on a DSL line from QWEST. He also spoke with QWEST about it and was told that if 40 people signed up, they would consider putting in a line. There are specific requirements that they require such as: MSN with Windows and DIRECT TV. We are not sure this is still a viable offer but if you are interested let us know.
- **Dogs:** It is hard to believe that we are still talking about the dog problem after all the times it has been brought up at HOA meetings. There have been several complaints regarding dogs running loose and chasing cars, laying in the middle of the road and being aggressive. All of these problems are prohibited by the covenants. Several people have almost run off the road trying to avoid dogs chasing their car. We don't want people to get hurt or dogs either but you have to start being responsible for your dogs. If they get hit, look to yourself for not correcting the problem. As far as having an aggressive dog in concerned,

the law states that if a dog is on your property and shows aggressive behavior toward you, you are within your rights to shoot it. The Board does not condone this action. It is the responsibility of the homeowner to contain their dog so as not to threaten others. Several suggestions were made to correct this problem. One was to pick the dog up and take them to the animal shelter and you will have to pay to get them out. The other was to levy a fine on the homeowner. The Board will continue to monitor this problem closely. Hopefully, it will get better and complaints will diminish.

Open Discussion:

- A member asked that the new board address the issue of redoing the road at the front entrance.
- The problem of finishing the end of J.7 was brought up. It will be considered as we do the budget.
- Speeding is still a problem and not all speeders are contractors. We still have homeowners that don't slow down.
- A member asked that we have a complete secret ballot where a signature is not required. As of now, it doesn't need to be signed but there is no statement that says that. If a proxy is given the law requires a ballot to have a signature. The ballot for 2010 will be changed and a statement will appear under the signature line stating that a signature is optional but a signature is required for a proxy.

Election Results for 2008 Board of Directors and Covenant Amendments:

- 84 members voted. The results are:
- **Board of Directors**

Jim Bignell	78
Gary Brodhagen	80
Greg Kemp	81
Lisa Liljedahl	82
Terry Neisinger	82
Paul Ruatti	81
Bob Sanders	82

Motion to Adjourn: A motion was made to adjourn, 2nd and passed. The meeting adjourned at 4:31 pm.

Next Meeting: The next meeting will be Thursday, January 29, 2009 at 7:00 pm at the San Juan Tech College.

Respectfully submitted



Ruth Bignell
Secretary to the Board

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

*January 29, 2009
San Juan Technical College
7:00 p.m.*

Minutes

Present: Jim Bignell, Gary Brodhagen, Greg Kemp, Lisa Liljedahl, Terry Neisinger, Paul Ruatti, Bob Sanders and Ruth Bignell. Seven HOA members were also present.

Call to Order: The meeting was called to order at 7:00 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of January 10, 2009

Secretary Report: Ruth Bignell

- Meeting minutes of January 10th went out on January 12, 2009
- Board contact info will go out with these minutes.

Treasurer's Report: Lisa Liljedahl

- 5 Certified letters were sent for those that have not paid the 2009 dues. They will have until Feb. 12th to remit. After that, penalty, interest and filing charges will apply. The Board realizes that for some, this could be a hardship but the By-laws are very specific. If the full amount can't be paid at the annual meeting, the alternate plan is to pay \$225 at that time. It is the Board's responsibility to treat everyone equally. It is suggested that next year plan to pay at least the minimum to avoid any conflict. For those that chose the alternate plan are reminded that the due date is April 10, 2009
- Lisa recommended that the Board clarify that the monies held in the designated legal fund would be returned to the roads budget sometime in the future and asked that the Board record this statement in the minutes. "The money in our designated legal fund will eventually be returned to the road budget when it is no longer needed." A motion was made to accept this statement, 2nd and passed. Our 2008 tax return has been completed. The total to be paid is \$146.64. Motion made to remit this amount to the IRS, 2nd and passed.

Committee Reports:

Fire & Weed-Terry Neisinger

- No report as there are no fires and no weeds.

Building Advisory – Greg Kemp, Paul Ruatti

- A letter was sent out to a lot owner that has no lot ID on their property. After several attempts to have them communicate with Board on any facts they may have on this issue either by letter or attending this meeting and having received no response, a motion was made, 2nd and passed to send a certified letter which gives them 15 days to correct the violation before a lien is placed on the property.
- A letter went out to a Tract owner regarding an RV on their property. A previous letter had been sent out requesting them to communicate with the Board either by letter or attending this meeting. Having received no response, a motion was made, 2nd and passed to send a certified letter which gives them 15 days to correct the violation before a lien is placed on the property.
- Another was sent out to a lot owner regarding the fact that they are living in a house with no water or septic system. A previous letter had been sent out requesting them to communicate with the Board either by letter or attending this meeting. Having received no response, a motion was made, 2nd and passed to send a certified letter which gives them 15 days to correct the violation before a lien is placed on the property.
- A letter will go out to another lot owner regarding an RV stored on their property asking them to communicate to the Board either by letter or attendance at the next meeting. A motion was made to proceed with this letter, 2nd and passed.

Roads – Gary Brodhagen, Bob Sanders

- We have had 1 snow removal this year.

Activity & Grounds – Ruth Bignell

- No activity report.
-

Old Business:

- **Dogs:** Report by Gary Brodhagen – While walking my dog on K.3 an aggressive came after me and my dog. This wasn't the first incident. I called the Sheriff's Dept. and reported an aggressive dog. Two deputies came to my house to take a report from me and Bob Sanders who has had the same experience. They explained that you can take whatever action you think is necessary to protect yourself. You can use mace, a club/ stick or shoot them. They also stated that dogs can be loose as long as they remain on your property and not come out on public roads. The Deputies also spoke with the homeowner. The HOA Covenants state that if they are on public roads, they must be on a leash or under voice command. The Sheriff's Dept. keeps a record on calls made for a particular dog and will issue a court citation if they have to come out a 3rd time. The Sheriff's Dept. will respond to any call regarding an aggressive dog. The contact deputies are Deputy Perez at 570-0001 and Deputy Bishop at 565-8452, Ext. 515. In addition, all dogs must have had their shots and a tag.

New Business:

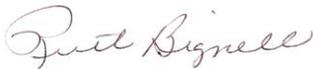
- The treasurer presented a proposed budget for 2009. After reviewing each item, a motion was made to accept, 2nd and passed. The budget is included in these minutes.
- The meeting dates for 2009 were presented. **They are: Thursday, April 30th, July 30th and October 29th.**
- An anonymous letter has been received regarding the bright lights on Lot 107 and Lot 59. Our Dispute Resolution states we must make an investigation into the allegations. Greg Kemp, Building Advisory Chair will investigate and report at our next meeting.

Open Discussion: There was no open discussion.

Next Meeting: The next meeting will be the Thursday, April 30, 2009 at the San Juan Basin Technical College at 7:00 p.m.

Adjournment: A motion was made 2nd and passed to adjourn. The meeting adjourned at 8:02pm

Respectfully submitted:



Ruth Bignell
Secretary to the Board

**Cedar
Mesa
Ranches
Budget
2009**

Income:

	2008 Actual	2008 Budget	2009 Budget
Dues	\$62,275.00	\$62,600.00	\$62,725.00
Prepaid dues for 2009	\$250.00		
Interest	588.79	\$349.59	400.00
	<u>63,113.79</u>	<u>62,949.59</u>	<u>63,125.00</u>

	2008 Actual	2008 Budget	2009 Budget
Expenses:			
CPA - Tax Preparation	150.00	150.00	150.00
Contingency Fund	0.00	2,000.00	500.00
Fire Mitigation	0.00	100.00	100.00
Insurance	1,140.00	2,000.00	1,300.00
Office Supplies/ Postage	816.46	1,100.00	1,000.00
Legal Fees/ Not Designated	0.00	500.00	1,000.00
Legal Funds Designated	13,655.50	25,000.00	25,000.00
License - Corporate	10.00	0.00	10.00
Road Maint/Improvements	26,667.61	25,600.00	24,808.36
Signs	78.09	500.00	100.00
Snow Removal	8,555.00	5,000.00	8,000.00
Taxes- Federal (previous year tax return)	74.88	0.00	146.64
Travel- Legal Proceedings	1,593.30	0.00	0.00
Web Page	109.20	125.00	110.00
Weed Control (includes \$250 rebate)	536.56	200.00	650.00
	<u>\$53,386.60</u>	<u>\$62,275.00</u>	<u>\$62,875.00</u>

2009 Board of Directors contact information:

President:

Jim Bignell
10208 Road 35, Lot 55
564-5964
941-224-1739-Cel#
biggy01@aol.com

Vice-President:

Greg Kemp
35601 CR P.4, Lot 12
Mancos
560-0562

Gary Brodhagen
35998 Road K.3
565-4609
394-4887 –Cell#
Gpbceb1111@cs.com

Treasurer:

Lisa Liljedahl
10224 Road 36.7
565-6201
lisal@wildblue.net

Terry Neisinger
36013 Road K.3
480-227-2831-Cel#
terry@diamondbackmetal.com

Paul Ruatti
560-1413
pruatti@yahoo.com

Bob Sanders
565-9179
560-2794 -Cell#
bob.darla@yahoo.com

Secretary-to-the-Board:

Ruth Bignell
10208 Road 35, Lot 55
564-5964
941-224-1746-Cel#
biggyr02@aol.com

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

April 30, 2009

San Juan Technical College

7:00 p.m.

Minutes

Present: Jim Bignell, Gary Brodhagen, Greg Kemp, Lisa Liljedahl, Terry Neisinger, Paul Ruatti, Bob Sanders and Ruth Bignell. One HOA member was present.

Call to Order: The meeting was called to order at 7:00 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of January 29, 2009

Secretary Report: Ruth Bignell

- Meeting minutes of January 29th went out on February 4, 2009.
- Lot 6 sold to Ellen Shinkle and the Shinkle Trust
- Lot 29 sold to Duncan & Linda Rose of Charlotte, NC
- Tract D sold to Denise Hall of Mancos

Treasurer's Report: Lisa Liljedahl

- 2 lien letters went out for non-payment of the 2nd half of dues that were due on April 10, 2009. We have another existing lien that was placed last year on a lot owned by a company that is in bankruptcy.

Committee Reports:

Fire & Weed-Terry Neisinger

- Get ready to spray. The weeds are starting to grow. Terry will be calling our volunteers to make sure they are still willing to help spray.

Building Advisory – Greg Kemp

- Lot 34 & 39 still does not have lot identification signs on their property. A board member will be in contact with them.
- A certified letter went out to the owner of Tract L regarding an RV on the property. Having received no response, a motion was made, 2nd and passed to place a covenant lien on the property by May 6, 2009
- A letter was sent out to the owner of Lot 82 regarding the fact that they are living in a house with no water or septic system. The Board received a response stating that these items will be installed as soon as the ground dries up. The Board thanks them for responding.
- A letter was sent out to the owner of Lot 2 regarding an RV stored on their property. The Board received a response from the owner stating that the RV will be removed in May. The Board thanks him for a quick response
- We have 2 properties that have either trash piled in their yard or cars that are unlicensed. A motion was made, 2nd and passed to send letters to the owners of these properties.
- After receiving an anonymous letter regarding the bright lights on Lot 107, a motion was made, 2nd and passed to send a letter to the owner of Lot 107 to see if he will resolve this situation to everyone's satisfaction.
- The owner of Lot 59 was also cited in the anonymous letter for his bright lights. A homeowner of the HOA approached him and he corrected the problem immediately. We thank him for his prompt response.
- A board member volunteered to check on a property that may not have water. A motion was made, 2nd and passed.

Roads – Gary Brodhagen

- The road was bladed from the entrance to Road K.1.
- The Road Committee met with Dale and rode every road to determine what projects need to be done this year. A bid was received and this list will be prioritized.

- Bob Sanders looked into the possibility of putting mag chloride for our roads. The prices run from \$10,000 to \$13,000 for 2 miles of road. This would be just for installation of the product. Other work would need to be done before it could put on the road. There are lots of pros and cons to this product and it would have to be studied more in depth. It was determined that it is cost prohibitive at this time.
- It was suggested that the gravel we put on the road should contain more clay. It keeps our road in better condition for a longer time.

Activity & Grounds – Ruth Bignell

- Clean up day will be May 16th at 9:00 a.m. Two specific activities will take place as well as regular clean up at the front entrance. 1) We will clean up the road right of way at the corner of Road 35 and 35.3. There is a lot of dead wood that needs to be removed. 2) We will paint the poles at the front entrance. They have not been redone in 10 years. A flyer is enclosed. A motion was made, 2nd and passed to purchase the paint.
- The HOA BBQ will be July 19th from 1:00pm – 4:00pm at the Bignell's. A flyer is attached to the minutes.

Old Business:

- **Dog Report:** We are pleased to report that there have been no complaints regarding dogs running loose. The Board thanks those dog owners for their cooperation in this matter. For your information, here is a Cortez court report regarding someone who had a dangerous dog. “A woman was found guilty of ownership of a dangerous dog. She was ordered to pay \$482 in fines and costs and have the dog euthanized by a vet within 30 days and provide a written proof to the court. “

New Business:

- We have had several people cutting wood in the subdivision. This is not allowed without permission of the homeowner in writing. If you see someone that should not be on a specific property, please stop and check it out.

Open Discussion: There was no open discussion.

Next Meeting: We have added an extra meeting to deal with some of the problems we have. ***The next meeting will be the Thursday, June 11, 2009 at the San Juan Basin Technical College at 7:00 p.m.***

Adjournment: A motion was made 2nd and passed to adjourn. The meeting adjourned at 8:27pm

Respectfully submitted:



Ruth Bignell
Secretary to the Board

CMR-HOA COMMUNITY

BBQ

SUNDAY, JULY 19TH

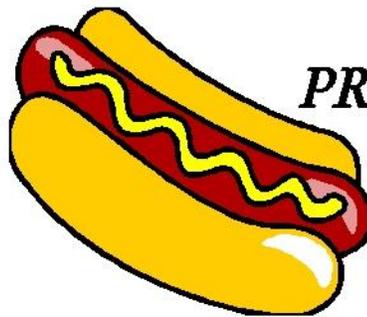
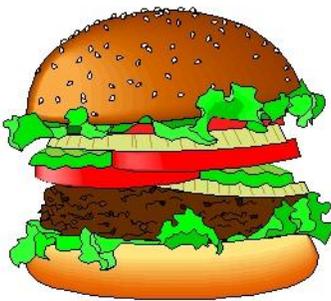
1:00 - 4:00 P.M.

AT: BIGNELL'S-LOT 55



BRING A SMALL COVERED DISH & A CHAIR

MAIN DISH, BAKED BEANS & DRINKS



PROVIDED



**HOSTED BY: The Activity & Grounds Committee:
Ruth Bignell, Cheryl Brodhagen & Nancy Schaufele**

Please RSVP to: 564-5964 by July 16th

COME MEET & VISIT WITH YOUR NEIGHBORS

CMR-HOA CLEAN UP DAY

SAT. May 16TH

9:00 AM



We will be working at 2 locations:

1) front entrance 2) road right-of-way at 35.3 and 35

We need wire brushes to scrape poles, chain saws for
trimming trees at 35.3. Bring water



**Cedar Mesa Ranches-HOA
Balance Sheet as of March 31,
2009**

<u>Assets</u>	2009
Checking/ Money Market	\$74,082.91
Accounts Receivable	\$10,012.50
 Total Assets	 \$84,095.41
 <u>Liabilities</u>	
Accounts Payable	\$0.00
 <u>Members' Equity</u>	
Prior Yrs Equity	\$20,874.79
Current Yr Equity	\$63,220.62
 Total Member Equity	 \$84,095.41
 Total Liabilities & Members' Equity	 84,095.41

**Cedar Mesa Ranches
Statement of Income and
Expense
March 31, 2009**

Income:	2008 Actual	2009 Budget	2009 Year-To- Date Actual	2009 Difference
Dues	\$62,525.00	\$62,475.00	\$52,262.50	
Interest	\$588.79	\$400.00	165.67	
	<hr/>	<hr/>	<hr/>	
Total Income:	\$63,113.79	\$62,875.00	\$52,428.17	
 Expenses:				
CPA - Tax Preparation	150.00	150.00	150.00	0.00
Contingency Fund	0.00	500.00	0.00	500.00
Fire Mitigation	0.00	100.00	0.00	100.00
Insurance	1,140.00	1,300.00	0.00	1,300.00
Office Supplies/ Postage	816.46	1,000.00	215.60	784.40
Legal Fees/ Not Designated	0.00	1,000.00	0.00	1,000.00
Legal Funds Designated	13,655.50	25,000.00	185.00	24,815.00
License - Corporate	10.00	10.00	0.00	10.00
Road Maint/Improvements	26,667.61	24,808.36	0.00	24,808.36
Signs	78.09	100.00	0.00	100.00
Snow Removal	8,555.00	8,000.00	8,250.00	-250.00
Taxes- Federal (previous yr tax return)	74.88	146.64	146.64	0.00
Travel for Litigation	1,593.30	0.00	0.00	0.00
Web Page	109.20	110.00	0.00	110.00
Weed Control (includes \$250 rebate)	536.56	650.00	0.00	650.00
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses:	53,386.60	62,875.00	8,947.24	53,927.76
Excess of Income over Expenses:	\$9,727.19		\$43,480.93	
Total legal fees-designated for 2007, 2008 & 2009 plus travel		\$20,258.80		

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

June 11, 2009

San Juan Technical College

7:00 p.m.

Minutes

Present: Jim Bignell, Gary Brodhagen, Greg Kemp, Lisa Liljedahl, Paul Ruatti, Bob Sanders and Ruth Bignell.

Absent: Terry Neisinger. Four HOA members were present.

Call to Order: The meeting was called to order at 7:01 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of April 30, 2009

Secretary Report: Ruth Bignell

- Meeting minutes of April 30th went out on May 5, 2009.

Treasurer's Report: Lisa Liljedahl

- Budget report attached.

Committee Reports:

Fire & Weed-Paul Ruatti

- Weed chemicals have been dispersed and our volunteers are busy getting rid of those nasty thistle. If any of the volunteers needs additional chemicals, contact Paul at 560-1413.

Building Advisory – Greg Kemp

- Lot 34 & 39 still does not have lot identification signs on their property. A board member will be in contact with them.
- Thank you to Lot 42 and Lot 56 for resolving their problem. The Board appreciates their cooperation in this matter.
- A covenant lien has been placed on Tract L.
- We have received no status report on work to be done on Lot 82.
- In regard to a complaint through an anonymous letter regarding the bright lights on Lot 107, and in accordance with our Dispute Resolution, a letter was sent to the homeowner. We received a response from the homeowner and the Board has responded to the homeowner concerning the matter in the anonymous letter. A motion was made, 2nd and passed to forward the Boards response to the homeowner. Anyone interested in receiving a copy of these letters may contact Ruth at biggyr02@aol or by phone at 970-564-5964.

Roads – Gary Brodhagen

- Road 35 has been graded and gravel was added in two areas.
- A culvert was installed on Road 35 just passed K.3.
- Improvements have been made on the J.6 and J.9 cul de sacs.
- The bar ditches have been cleaned out.

Activity & Grounds – Ruth Bignell

- Twelve homeowners participated in Clean up day on May 16th. We did not get to do the front entrance posts as we did not have the material on time. It has arrived and the work will be done after the gnats disappear in July. A big thank you to all who helped on this project.
- **A Reminder:** The HOA-BBQ will be July 19th from 1:00pm – 4:00pm at the Bignell's. A flyer is attached to the minutes.

Old Business:

- **Montezuma County Dog Report:** The County Commissioners and Sheriff will work together to address the issue the County has with dogs running loose and not under control by owners. They expect to hold public meetings on this problem and hope to create an ordinance in the near future.

New Business:

- **Firewise Council Meeting:** Greg attended a meeting of this committee in Durango in May 30th. 38 subdivisions from Montezuma, La Plata and Archuleta are represented in this Council. They share various ways to prevent fire, mitigation and preparedness. Montezuma County has received a grant to hire a part-time Firewise coordinator to oversee the Chapter and establish a local Neighborhood Ambassador Program.

Open Discussion:

- A series of meetings on a land use plan will be held starting on July 9, 2009 from 6:00 – 9:00 pm at the Mancos Community Center.
- An inquiry was made regarding hiring an HOA attorney and to place them on a retainer. They would be a legal source for any questions or issues the Board may have. A motion was made to contact an attorney in Durango for an interview, 2nd and passed.
-

Next Meeting: *The next meeting will be the Thursday, August 27, 2009 at the San Juan Basin Technical College at 7:00 p.m.*

Adjournment: A motion was made 2nd and passed to adjourn. The meeting adjourned at 7:55pm

Respectfully submitted:



Ruth Bignell
Secretary to the Board

CMR-HOA COMMUNITY

BBQ

SUNDAY, JULY 19TH

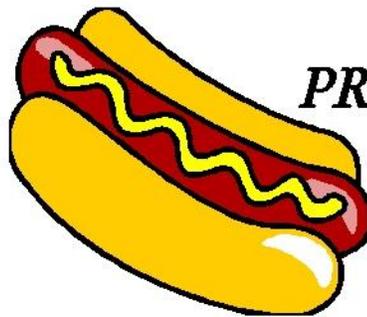
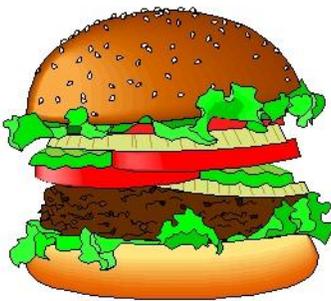
1:00 - 4:00 P.M.

AT: BIGNELL'S-LOT 55



BRING A SMALL COVERED DISH & A CHAIR

MAIN DISH, BAKED BEANS & DRINKS



PROVIDED



**HOSTED BY: The Activity & Grounds Committee:
Ruth Bignell, Cheryl Brodhagen & Nancy Schaufele**

Please RSVP to: 564-5964 by July 16th

COME MEET & VISIT WITH YOUR NEIGHBORS

**Cedar Mesa Ranches-HOA
Balance Sheet as of May 31,
2009**

<u>Assets</u>	2009
Checking/ Money Market	\$82,752.56
Accounts Receivable	\$1,237.50
 Total Assets	 \$83,990.06
 <u>Liabilities</u>	
Accounts Payable	\$0.00
 <u>Members' Equity</u>	
Prior Yrs Equity	\$20,874.79
Current Yr Equity	\$63,115.27
 Total Member Equity	 \$83,990.06
 Total Liabilities & Members' Equity	 83,990.06

**Cedar Mesa Ranches
Statement of Income and
Expense
May 31, 2009**

Income:	2008 Actual	2009 Budget	2009 Year-To- Date Actual	2009 Difference
Dues & Late fees	\$62,525.00	\$62,475.00	\$61,093.50	
Interest	\$588.79	\$400.00	295.08	
	<hr/>	<hr/>	<hr/>	
Total Income:	\$63,113.79	\$62,875.00	\$61,388.58	
 Expenses:				
CPA - Tax Preparation	150.00	150.00	150.00	0.00
Contingency Fund	0.00	500.00	0.00	500.00
Fire Mitigation	0.00	100.00	0.00	100.00
Insurance	1,140.00	1,300.00	0.00	1,300.00
Office Supplies/ Postage	816.46	1,000.00	285.40	714.60
Legal Fees/ Not Designated	0.00	1,000.00	0.00	1,000.00
Legal Funds Designated	13,655.50	25,000.00	185.00	24,815.00
License - Corporate	10.00	10.00	0.00	10.00
Road Maint/Improvements	26,667.61	24,808.36	0.00	24,808.36
Signs	78.09	100.00	20.00	80.00
Snow Removal	8,555.00	8,000.00	8,250.00	-250.00
Taxes- Federal (previous yr tax return)	74.88	146.64	146.64	0.00
Travel for Litigation	1,593.30	0.00	0.00	0.00
Web Page	109.20	110.00	0.00	110.00
Weed Control	536.56	650.00	200.96	449.04
	<hr/>	<hr/>	<hr/>	
Total Expenses:	53,386.60	62,875.00	9,238.00	53,637.00
 Excess of Income over Expenses:	 \$9,727.19		 \$52,150.58	
 Total legal fees-designated for 2007, 2008 & 2009 plus travel		 \$20,258.80		

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

August 27, 2009

San Juan Technical College

7:00 p.m.

Minutes

Present: Jim Bignell, Gary Brodhagen, Lisa Liljedahl, Paul Ruatti, Bob Sanders and Ruth Bignell.

Absent: Greg Kemp, Terry Neisinger. Two HOA members were present.

Call to Order: The meeting was called to order at 7:01 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of June 11, 2009

Secretary Report: Ruth Bignell

- Meeting minutes of June 11th went out on June 15, 2009.
- Lot 33 sold to Paul Gordon
- Filed and received a Certificate of Good Standing from the State of CO
- A pair of black prescription sunglasses was found at the mailboxes. Contact me if they are yours.
- Please update your contact info (email, phone, address, etc). I want to have the right info when it comes time to send out the yearly ballot in December.
- A lot owner has sent a letter to the Board praising them for all the work they do. It was greatly appreciated by board members.

Treasurer's Report: Lisa Liljedahl

- Budget report attached.
- We still have 2 outstanding liens for dues. One is in bankruptcy. A hearing was held and hopefully we will get those dues in the near future. Motion was made to accept this report, 2nd and passed.

Committee Reports:

Fire & Weed-Paul Ruatti

- I attended and Firewise Council meeting in Durango which was very informative. The Montezuma County Fire Chief was present and he would like to make a presentation to HOA members. We will try to arrange it for the Annual Meeting.
- There are many grants available but we were too late to apply this year. We will pursue grants in the future if they will benefit our community.

Building Advisory – Greg Kemp

- Lot 34 & 39 still does not have lot identification signs on their property. A board member will be in contact with them. The Fire Dept. is very adamant that all lots have ID. If they continue to avoid a Lot ID, we will install one and bill them for it.
- Thank you to Lot 82 for resolving their problem. The Board appreciates their cooperation in this matter.
- A total of 6 “slow vehicle” signs have been purchased for the equipment used by the volunteers who perform weed control for the CMR-HOA. They have been distributed by Paul Ruatti. Please consider the safety of these volunteers if you encounter them on subdivision roads.
- Montezuma County has been given a grant to hire a “Fire Wise” program coordinator. The Board will be informed when the identity of this person is known and when and where a meeting of this organization, specific to Montezuma County is known.
- Stain has been purchased for the log entrance gate. This work will be done in mid-Sept.
- A request is in process for a high impact permit for the temporary installation of an asphalt-manufacturing plant at the Noland Gravel Pit on Hwy. 160. This plant will be used for a major paving project in Mesa Verde National Park from March to September, 2010. I will keep the Board advised regarding this permit application.

Roads – Gary Brodhagen

- Ditches have been cleaned on Road 35.
- 1-1/2” gravel put on Road 35.6.

- Cleaned ditch at the end of Road 35 and put down 2 loads of gravel.
- Put 3" gravel on the fire road culvert on J.7 Cleaned the ditch.
- Patched the asphalt at the front entrance.
- Repaired the cul-de-sac on J.9

Activity & Grounds – Ruth Bignell

- We had 38 homeowners attend the HOA BBQ on July 19, 2009. It was a nice day, no gnats and everyone had a good time. A big thank you to all who helped with the BBQ.

Old Business:

- We had planned to consult with an attorney regarding the HOA being put on retainer before this meeting but were unable to do so. This has been rescheduled for after Sept. 20th. This meeting is to obtain information only at this time.

New Business:

- **Letter from owner of Lot 107:** A letter was received from Mr. Torin Andrews regarding an alleged altercation with John Lyren who was spraying weeds on his ATV along Road 35 near his property. Mr. Andrews claims this is in violation of Colorado State Law which he says prohibits use of ATVs on public roads. He also claims that Mr. Lyren made obscene gestures toward him and his mentally disabled Godson as he passed. Since John is one of our volunteers and the sprayer he was using was provided by the HOA, he says that the Board is engaging in and aiding and abetting criminal behavior. He claims he is not surprised at this behavior as the board seems to be composed of "criminals and felons". He demands that it be stopped immediately or he will file a lawsuit against the association, each director and all parties using the ATV's the next time he sees a board purchased ATV weed sprayer on the roads in CMR. If you want a copy of this letter contact me.

John Lyren disputes the version Mr. Andrews presents and has subsequently filed a report with the Sheriff's Department about this incident.

- **Sheriff Wallace Report:** After receiving this letter from Mr. Andrews, Jim Bignell, Greg Kemp and John Lyren met with Sheriff Wallace to clarify claims made in the letter. Sheriff Wallace states that there is no law that he knows of that prohibits ATVs from being on public gravel roads in Cedar Mesa Ranches especially if you are engaging in an agricultural activity such as spraying weeds. According to Sheriff Wallace, you can ride to the mailbox or anywhere else in Cedar Mesa Ranches on your ATV. The Sheriff also consulted with the County Attorney and he agreed with Sheriff Wallace.

Open Discussion:

- A proposal was made by the Chair of the Road Committee to send a letter to members asking them to consider a \$150 dues increase starting in 2010. The condition of our roads is the reason for this request. A letter was presented and modifications were made. A motion was made to send this letter /ballot with the Annual Meeting packet in December, 2nd and passed.
- A suggestion was also made to send a letter to the three trash carriers in our subdivision. We have a problem with them speeding and being rude when stopped by homeowners requesting them to slow down. With 3 companies coming in here on 3 different days, it is tearing up our roads. A motion was made to send these letters, 2nd, passed.
-

Next Meeting: *The next meeting will be the Thursday, October 29, 2009 at the San Juan Basin Technical College at 7:00 p.m. in Room 118*

Adjournment: A motion was made 2nd and passed to adjourn. The meeting adjourned at 8:00pm

Respectfully submitted:



Ruth Bignell
Secretary to the Board

**Cedar Mesa Ranches-HOA
Balance Sheet as of July 31,
2009**

Assets	2009
Checking/ Money Market	\$71,365.70
Accounts Receivable	\$675.00
Total Assets	\$72,040.70
Liabilities	
Accounts Payable	\$0.00
Members' Equity	
Prior Yrs Equity	\$20,874.79
Current Yr Equity	\$51,165.91
Total Member Equity	\$72,040.70
Total Liabilities & Members' Equity	72,040.70

**Cedar Mesa Ranches
Statement of Income and
Expense
July 31, 2009**

Income:	2008 Actual	2009 Budget	2009 Year-To- Date Actual	2009 Difference
Dues & Late fees	\$62,525.00	\$62,475.00	\$61,468.00	
Interest	\$588.79	\$400.00	423.83	
Total Income:	\$63,113.79	\$62,875.00	\$61,891.83	
Expenses:				
CPA - Tax Preparation	150.00	150.00	150.00	0.00
Contingency Fund	0.00	500.00	0.00	500.00
Fire Mitigation	0.00	100.00	0.00	100.00
Insurance	1,140.00	1,300.00	0.00	1,300.00
Office Supplies/ Postage	816.46	1,000.00	340.35	659.65
Legal Fees/ Not Designated	0.00	1,000.00	0.00	1,000.00
Legal Funds Designated	13,655.50	25,000.00	185.00	24,815.00
License - Corporate	10.00	10.00	0.00	10.00
Road Maint/Improvements	26,667.61	24,808.36	11,523.74	13,284.62
Signs	78.09	100.00	20.00	80.00
Snow Removal	8,555.00	8,000.00	8,250.00	-250.00
Taxes- Federal (previous yr tax return)	74.88	146.64	146.64	0.00
Travel for Litigation	1,593.30	0.00	0.00	0.00
Web Page	109.20	110.00	0.00	110.00
Weed Control	536.56	650.00	512.38	137.62
Total Expenses:	53,386.60	62,875.00	21,128.11	41,746.89
Excess of Income over Expenses:	\$9,727.19		\$40,763.72	
Total legal fees-designated for 2007, 2008 & 2009 plus travel		\$20,258.80		

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

October 29, 2009

San Juan Technical College

7:00 p.m.

Minutes

Present: Jim Bignell, Greg Kemp, Gary Brodhagen, Lisa Liljedahl, Paul Ruatti, Bob Sanders and Darla Sanders for Ruth Bignell. Two HOA members were present.

Absent: Terry Neisinger

Call to Order: The meeting was called to order at 7:01 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of August 27, 2009.

Secretary Report: Darla Sanders

- Meeting minutes of August 27, 2009 went out on September 2, 2009.
- Please update your contact info (email, phone, address, etc). We need to have the right info when it comes time to send out the yearly ballot in December. Mail has been returned for Lots 9 and 90 as well as Tract G.
- The letters to the trash collectors went out on October 18, 2009. A response was received from WCA. Since the company only has one customer who is located at the front of the HOA, just off the paved road, they stated they do not impact our roads, however; they will remind their drivers to obey the speed limits.

Treasurer's Report: Lisa Liljedahl

- Budget report is attached.
- We are on track for the year. We have a bill for road maintenance that was paid on 10/02, so is not reflected in the report. Motion was made to accept this report, 2nd and passed.

Committee Reports:

Fire & Weed-Paul Ruatti

- Paul Ruatti became a member of the Firewise Council for Durango and is now the Ambassador for Cedar Mesa Ranches. He will attend their next meeting on November 2, 2009.
- The newly formed Montezuma County Firewise Council will hold its first meeting on November 16, 2009 - Paul will also attend this meeting..

Building Advisory – Greg Kemp

- Lot identification signs have been installed on Lots 35 & 39 by the property owners. We thank them for their cooperation in this matter.
- A lot identification sign was placed on Lot 113 at the owner's request.
- A site plan and elevation drawing for a new home have been submitted by the owners of Lot 21. They meet all the standards of our subdivision covenants.
- Recreational vehicles continue to be stored outside of approved storage facilities and on Lot 2 and Tract L.
- The Board of County Commissioners will hold a public hearing on a new comprehensive dog control ordinance on Monday, November 23, 2009 at the County Annex in Cortez. This ordinance basically reiterates the restrictive covenant that is already in effect in our subdivision. When this ordinance is enacted, the county Sheriff will enforce it throughout Montezuma County. Fines will be assessed for violations.
- Montezuma County now has its own Emergency Services Coordinator. He will be in charge of the Firewise Committee for the county.
- On September 22, 2009, two men in a pick-up truck towing a red gooseneck trailer (CO License 421IWA) loaded with cut cedar trees was observed leaving the subdivision. It's not known if the activity was approved.
- On Monday, October 19, 2009, the Board of County Commissioners approved the temporary operation of an asphalt-manufacturing plant at the Noland Gravel Pit on Hwy. 160. This plant will be used for a major paving project in Mesa Verde National Park from March to September, 2010. Numerous conditions have been attached to this permit in an effort to reduce its effects on residents of the area. The contractor, LEDCOR Corp., seems to be responsible and responsive firm. Any questions or concerns about these operations should be directed to the Planning Department of Montezuma County.

Roads – Gary Brodhagen

- We are blading Roads K.3, J8 and 35 at this time.
- We bladed Road 35 approximately four week ago.
- Prior to that we spread gravel and cleaned out ditches on the fire road off of Road J7.

Activity & Grounds – Ruth Bignell

- The HOA Christmas Get Together will be on Sunday, December 20th this year. A flyer will be in the November minutes with more details.

Nomination Committee – Darla Sanders

- Once again it's time to elect our Board of Directors. This year the deadline for submitting your name in nomination with a short statement as to why you'd like to serve on the Board is November 16, 2009. You may send your information via email or postal mail. If you wish to be elected to the board at the annual meeting you must first place your name in nomination by November 16, 2009. Write in on ballots are not permitted. The addresses for submission are:
 - Email: darla.sanders1@yahoo.com
 - Postal Mail: Darla Sanders
36758 Road K.3
Mancos, CO 81328

Old Business:

- We had planned to consult with an attorney regarding the HOA being put on retainer but have been unable to do so due to the unavailability of board members. This will be rescheduled when a date/time that is convenient for all members can be agreed upon. The meeting is to obtain information only at this time.

New Business:

- **Anonymous letter:** A letter was read by the Acting Secretary. Since the letter did not refer to any covenant violation, no response is necessary.
- **Email from owner of Tract B:** An Email was read by the Acting Secretary. The email was a request to bring in a small modular home or single-wide mobile home as temporary living quarters while the member's house is being built. Jim Bignell responded, clarifying the covenant restrictions and stating that a single-wide or double-wide trailer could not be brought into the subdivision for any reason.
- **Resignations:** Jim and Ruth Bignell submitted their letters of resignation due to Ruth's health. They have been instrumental in the many improvements that CMR has accomplished over the last five years. We wish you the best and thanks so much for your dedication and support to our subdivision.
 - Greg Kemp (currently Vice President) will take over as President of the Board until the new board is in place.
 - A motion was made, 2nd, and approved for Darla Sanders to be Acting Secretary until the new board appoints a Secretary.
- The following statements were read which was written by Jim and Ruth Bignell

Because of my wife's illness and my need to attend to her during her chemo treatments I am going to resign from the Cedar Mesa Home Owners Board as of the end of this meeting. I have been on the board for 5 years. During most of this time I served as president of the board. It has been a good and bad 5 years, but mostly good. In the last 5 years the board has accomplished many thing for the community such as updating the Covenants and bylaws, increasing the dues so the roads could be maintained and enforcing the Covenants. It is time for new people to step up and take the reins of the HOA. A healthy and well run HOA is absolutely necessary for this community. It needs good leadership with common sense and the backing of the lot owners. The lot owners through the HOA are responsible for the road maintance and enforcement of the Covenants. **The county government will not do it for us.** Finally I would like to thank all those who I have work with on the board and the vast majority of the lot owners who have supported the board and me in particular. – J Bignell

Due to the changes in my health, it is necessary for me to resign my position as Secretary to the Board effective Oct. 30th. Darla Sanders has willingly agreed to fill this position through the Annual Meeting.

During the past 5 years, it has been my pleasure to serve the HOA Board and the subdivision. For me, it has been a mixture of feelings, fun and stress but for the most part very satisfying.

Those that have served on the Board for the past 3-5 yrs. have done so on a voluntary basis and deserve support for their effort. Those that continually criticize the Board need to step up and experience the issues the Board has to deal with.

I would like to thank the Board and the HOA community for all your support these past 5 yrs. –
Ruth Bignell

Open Discussion:

- Bob Sanders stated he sat at the mail boxes one morning last month from 6:30-10:30 AM watching the traffic going into and out of our subdivision. During that time 122 vehicles passed the mail boxes, with nearly 90% speeding. We have had two turnovers on Road 35...please drive slowly; it saves our roads and may save your life!
- A property owner complained of vehicles, furniture, animal feces and a generally unkept lot. A motion was made, 2nd and approved to investigate and, if necessary, send a letter to the lot owner.
- A motion was made, 2nd and approved to send letters to the owners of the lots which have recreational vehicles stored outside of approved storage facilities.

Next Meeting: Thursday, November 19, 2009 at the San Juan Basin Technical College at 7:00 p.m. in Room 208

Adjournment: A motion was made 2nd and passed to adjourn. The meeting adjourned at 8:00pm

Respectfully submitted:

Darla D. Sanders
Acting Secretary to the Board

**Cedar Mesa Ranches-HOA
Balance Sheet as of
September 30, 2009**

<u>Assets</u>	2009
Checking/ Money Market	\$70,123.52
Accounts Receivable	\$675.00
 Total Assets	 \$70,798.52
 <u>Liabilities</u>	
Accounts Payable	\$6,540.88
 <u>Members' Equity</u>	
Prior Yrs Equity	\$20,874.79
Current Yr Equity	\$43,382.85
Total Member Equity	\$64,257.64
 Total Liabilities & Members' Equity	 70,798.52

**Cedar Mesa Ranches
Budget 2009**

Income:

	2008 Actual	2008 Budget	2009 Budget
Dues	\$62,275.00	\$62,600.00	\$62,475.00
Prepaid dues for 2009	\$250.00		
Interest	588.79	\$349.59	400.00
	<u>63,113.79</u>	<u>62,949.59</u>	<u>62,875.00</u>

Expenses:	2008 Actual	2008 Budget	2009 Budget
CPA - Tax Preparation	150.00	150.00	150.00
Contingency Fund	0.00	2,000.00	500.00
Fire Mitigation	0.00	100.00	100.00
Insurance	1,140.00	2,000.00	1,300.00
Office Supplies/ Postage	816.46	1,100.00	1,000.00
Legal Fees/ Not Designated	0.00	500.00	1,000.00
Legal Funds Designated	13,655.50	25,000.00	25,000.00
License - Corporate	10.00	0.00	10.00
Road Maint/Improvements	26,667.61	25,600.00	24,808.36
Signs	78.09	500.00	100.00
Snow Removal	8,555.00	5,000.00	8,000.00
Taxes- Federal (previous year tax return)	74.88	0.00	146.64
Web Page	109.20	125.00	110.00
Weed Control (includes \$250 rebate)	536.56	200.00	650.00
	<u>\$51,793.30</u>	<u>\$62,275.00</u>	<u>\$62,875.00</u>

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING MINUTES

November 19, 2009
Southwest Colorado Community College

Present: Greg Kemp, Gary Brodhagen, Lisa Liljedahl, Paul Ruatti, Bob Sanders and Darla Sanders. One HOA member was present.

Absent: Terry Neisinger

Call to Order: The meeting was called to order at 7:03 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of October 29, 2009.

Secretary Report: Darla Sanders

- Meeting minutes of October 29, 2009 went out on November 5, 2009.
- Please update your contact info (email, phone, address, etc) if anything has changed. We need to have the right info when we send out the yearly ballot in December. New addresses have been obtained for Lots 9 and 90 as well as Tract G.
- For those who have email and are still getting their minutes, etc. by postal mail, we would like to update our records and send as much correspondence as possible by email. It cuts down tremendously on the time required for mailings as well as the funds for stamps, paper, envelopes, etc. Please forward your email address to darla.sanders1@yahoo.com. Thanks in advance for your assistance.

Treasurer's Report: Lisa Liljedahl

- Budget report is attached.
- We have an outstanding bill of \$4000 for road maintenance that is not reflected in the report.
- Motion was made to accept this report, 2nd and passed.

Committee Reports:

Fire & Weed-Paul Ruatti

- Paul Ruatti attended the Firewise Council for Durango on November 2, 2009 and the newly formed Montezuma County Firewise Council on November 16, 2009.
- He discovered that if we turn in the hours that we do for fire mitigation in the subdivision that we can receive money (approximately \$25 per hour) towards grants. We usually must fund 10 percent of the total amount of the grant – we can use our fire mitigation funds to offset that percentage.
- Paul also found out that if we prepare/have a thorough Community Wildfire Protection Plan (CWPP), it will assist us greatly in getting grant approvals.
- In order to accomplish this, Paul will be performing surveys within the subdivision. We ask everyone to please cooperate and assist him so we can have a thorough fire protection plan and receive funds to assist us in fire mitigation.
- Paul is also going to arrange for a speaker (fire chief) for our annual meeting.

Building Advisory – Greg Kemp

- No items to report

Roads – Gary Brodhagen

- No items to report

Activity & Grounds – Darla Sanders

- The HOA Christmas Get Together will be on Sunday, December 20th this year. A flyer is enclosed with additional information.

Nomination Committee – Darla Sanders

- Ballots for this year's elections will go out the first week of December. The information for the annual meeting as well as the ballot for a dues increase for road maintenance will also be enclosed. This year the ballot box will be available at the door for each member to place their ballot. Please bring your ballot, sealed in the secret ballot envelope. The ballot box will be closed at 3:15 pm-no ballots will be accepted after that time. Once the ballot box is closed, ballot counting will begin. If you cannot make it by 3:00 pm, it is recommended that you mail your ballot. Please allow enough time for the ballot to arrive no later than January 6, 2010. We would like everyone to exercise their right to vote and we would like every vote to count. Ballots must be returned in the stamped envelope provided.

Old Business:

- We had planned to consult with an attorney, but have been unable to do so due to the unavailability of board members. This item was placed on hold until the 2010 Board of Directors is installed.
- Letters concerning alleged covenant violations for Lots 2 and 42 were reviewed and approved.

New Business:

- A motion was made, 2nd, and approved for Bob Sanders to fill the Vice President position for the remainder of this year, replacing Greg Kemp since he has taken the Presidency.
- An email was received by the Secretary with questions concerning last month's meeting. The VP will answer the member by email.

Open Discussion:

- No open discussion items.

Next Meeting:

- The Annual General Membership Meeting will be held Saturday, January 9, 2010 at the Southwest Colorado Community College at 3:00 p.m. in Room 208.
- The next bi-monthly Board of Directors meeting will be held January 28, 2010 at 7:00 pm – location to be announced.

Adjournment: A motion was made, 2nd and passed to adjourn. The meeting adjourned at 8:35 pm.

Respectfully submitted:

Darla D. Sanders
Secretary to the Board

**Cedar Mesa Ranches-HOA
Balance Sheet as of
October 31, 2009**

<u>Assets</u>	2009
Checking/ Money Market	\$63,596.52
Accounts Receivable	\$675.00
Total Assets	\$64,271.52
<u>Liabilities</u>	
Accounts Payable	\$0.00
<u>Members' Equity</u>	
Prior Yrs Equity	\$20,874.79
Current Yr Equity	\$43,396.73
Total Member Equity	\$64,271.52
Total Liabilities & Members' Equity	 64,271.52

**Cedar Mesa Ranches
Statement of Income and Expense
October 31, 2009**

Income:	2008 Actual	2009 Budget	2009 Year-To- Date Actual	2009 Difference
Dues & Late fees	\$62,525.00	\$62,475.00	\$61,468.00	
Interest	\$588.79	\$400.00	571.08	
	<hr/>	<hr/>	<hr/>	
Total Income:	\$63,113.79	\$62,875.00	\$62,039.08	
 Expenses:				
CPA - Tax Preparation	150.00	150.00	150.00	0.00
Contingency Fund	0.00	500.00	0.00	500.00
Fire Mitigation	0.00	100.00	0.00	100.00
Insurance	1,140.00	1,300.00	1,162.00	138.00
Office Supplies/ Postage	816.46	1,000.00	390.00	610.00
Legal Fees/ Not Designated	0.00	1,000.00	0.00	1,000.00
Legal Funds Designated	13,655.50	25,000.00	185.00	24,815.00
License - Corporate	10.00	10.00	10.00	0.00
Road Maint/Improvements	26,667.61	24,808.36	18,064.62	6,743.74
Signs	78.09	100.00	173.90	-73.90
Snow Removal	8,555.00	8,000.00	8,250.00	-250.00
Taxes- Federal (previous yr tax return)	74.88	146.64	146.64	0.00
Travel for Litigation	1,593.30	0.00	0.00	0.00
Web Page	109.20	110.00	0.00	110.00
Weed Control	536.56	650.00	512.38	137.62
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses:	53,386.60	62,875.00	29,044.54	33,830.46
 Excess of Income over Expenses:	 <u><u>\$9,727.19</u></u>		 <u><u>\$32,994.54</u></u>	
 Total legal fees-designated set aside 2007, 2008 & 2009		\$75,000.00		
Total legal fees-expenses for 2007, 2008 & 2009 plus travel		<u>\$20,073.80</u>		
Remaining legal fees-designated		\$54,926.20		



CMR-HOA Christmas in Our Community

Come share the holiday with your neighbors at the



HOA - WINE & HORS D'OEUVRE PARTY

Sunday, December 20th

7:00 - 9:00 p.m.

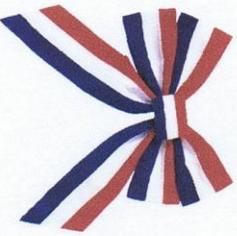


At - Bignells - Lot 55

Please bring a SMALL hot or cold hors d'oeuvre to share

RSVP: RUTH - 564-5964 or biggyr02@aol.com

by Dec. 18th



Sponsored by the Activities Committee