

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

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**January 20, 2011  
Southwest Colorado Community College**

**Present:** Greg Kemp, Lisa Liljedahl, Pam Linscott, Paul Ruatti, and Darla Sanders. There were 4 HOA members in attendance.

**Absent:** Michael Handron

**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 for the October December 16, 2010 meeting.

## **Secretary Report: Darla Sanders**

- The December 16th meeting minutes went out by both email and postal mail on January 4, 2011. Included with the minutes was the Dues Invoice and notification of the Special Member Meeting.

## **Treasurer's Report: Lisa Liljedahl**

- Treasurer's report will be given at the Special Member Meeting in conjunction with the Budget Review on February 5, 2011.

## **Building Advisory Committee Annual Report**

- A total of 20 reminder notices were sent out to property owners in 2010.
  - Following notification, 100% compliance was achieved.

## **Property Management Committee Annual Reports:**

### **Fire & Weed-Paul Ruatti**

- Worked with contractor (Short Forestry) on draft Community Wildfire Protection Plan
  - Draft should be completed by end of January
- Applied for Emergency Supplemental Fund (ESF) Grant on behalf of 20 property owners for fire mitigation to their lots
  - Awarded ESF Grant for approx \$112,000
- Coordinated with volunteers to spray for noxious weeds on 10 miles of Cedar Mesa Ranches roads

### **Roads-Lisa Liljedahl**

- Rebuilt the cul de sac at the end of Road 35
- Built up and fixed the cul de sac on Road 35.3
- Installed culvert north of lot 117 to relieve standing water going across the road
- Cleaned barrow ditches on Road 35 and K.3
- Cleaned out the barrow ditch at K.1 and Road 35 diverting water to culvert further east on K.1
- Built check dams along Road 36.7

- Removed damaged chip seal south of mail boxes, graded and graveled area, and applied magnesium chloride
- Graded hill on Road 35, put down gravel, and applied magnesium chloride

#### **Activities and Grounds – Darla Sanders**

- Two major projects were accomplished by volunteers from our community this year.
  - New top beam was installed on the subdivision gate. The entire gate was sandblasted and restrained.
  - Bulletin Board was constructed and installed on the south side of the mail boxes.
- In addition, a post office box and email address were acquired for the HOA.

#### **Old Business:**

- Website –We have found a new host for our website that specializes in HOA web hosting. They have many excellent applications that will upgrade our website tremendously. We have begun uploading to the site – all of this year’s minutes and financials have been uploaded as well as the 2010 budget and the proposed 2011 budget. The governing documents have also been placed on the website. We will have a public area and a private area that is password protected for members. The website is not available for public review yet, we hope to have it published and online by our Feb 5<sup>th</sup> meeting.

#### **New Business:**

- Board of Directors discussed goals for 2011. The following goals were proposed for the upcoming year:
  - Reorganize meeting schedule to follow new governing documents.
  - Establish a welcome committee and develop a welcome packet.
  - Finish our Colorado Wildfire Protection Plan and get it certified.
  - Complete the fire mitigation projects that we received grants to accomplish.
  - Complete road maintenance as proposed in our 2011 Budget.
  - Develop road maintenance 5 year plan.
  - Host a realtor open house.
  - Develop a logo/brand for our community.
  - Arrange a consolidated trash removal service that will give us recycling bins or pickup in the neighborhood.
- The letter sent to the membership stating the Board had spent \$20,000 on our House Counsel was incorrect. Those funds were spent for litigation when we did not have insurance. We have spent a flat rate of \$8,500 for the work performed to review and update our governing documents.
- We once again have dogs running loose in the neighborhood. Please ensure your dogs are either on a leash or under vocal command at all times. No dogs should be outside the property lines of the owner unattended. Whether or not dogs are aggressive, when they are unattended, they present a danger to our members as well as to themselves.

- For those who are unaware, we have a good –sized mountain lion roaming around our neighborhood. This is another reason to vigilantly attend to your pets.

**Upcoming Meetings:**

- A Special Member Meeting for Budget Review will take place at 3:00 pm on February 5, 2011 at the Southwest Colorado Community College, Room 208.

**Adjournment:** A motion was made, 2<sup>nd</sup> and passed to adjourn. The meeting adjourned at 7:34 pm.

Respectfully submitted:

Darla D. Sanders  
Secretary to the Board

**CEDAR MESA RANCHES HOMEOWNERS  
SPECIAL MEMBER MEETING  
MINUTES**

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**February 5, 2011  
Southwest Colorado Community College**

**Present:** Greg Kemp, Pam Linscott, Paul Ruatti, Lisa Liljedahl, and Darla Sanders. There were 5 HOA members in attendance.

**Absent:** Mike Handron

**Call to Order:** The meeting was called to order at 3:03 pm

The Special Member Meeting to review the budget was opened with a reference from the Colorado Community Interest Ownership Act (CCIOA) which explains the budget process. CCIOA states in §§ 38-33.3-303(4)(a):

*“Within ninety days after adoption of any proposed budget for the common interest community, the executive board shall mail, by ordinary first-class mail, or otherwise deliver a summary of the budget to all the unit owners and shall set a date for a meeting of the unit owners to consider the budget. Such meeting shall occur within a reasonable time after mailing or other delivery of the summary, or as allowed for in the bylaws. The executive board shall give notice to the unit owners of the meeting as allowed for in the bylaws. Unless the declaration requires otherwise, the budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners, or if permitted in the declaration, a majority of a class of unit owners, or any larger percentage specified in the declaration, whether or not a quorum is present....”*

After the budget process was reviewed, our Treasurer went through the Profit & Loss Statement for fiscal year 2010. Once complete, she presented the 2011 Operating Budget and Road Budget in detail.

The overall budget is not much different than that of previous years except for additional money for an updated website and the additional \$25,000 for Road Maintenance this year. The reason for the additional \$25,000 for the road budget is twofold. We did not have to set aside money for legal fees this year since we successfully obtained board of directors insurance in 2010. Secondly, we took out \$9,000 from our Reserve Fund as previously promised because we have directors & officers insurance.

Questions were raised about the Reserve Fund. A Reserve Study will culminate in a five year plan for road maintenance. The road committee will work on this five year plan over the next couple of months and report back to the board.

The membership was asked if there were any objections to the budget. Since no objections were raised, the budget was deemed ratified.

**Upcoming Meetings:**

The next Board of Director's Meeting will take place at 7:00 pm on March 24, 2011 at the Southwest Colorado Community College, Room 208.

**Adjournment:** A motion was made, 2<sup>nd</sup> and passed to adjourn. The meeting adjourned at 3:22 pm.

Respectfully submitted:

Darla D. Sanders  
Secretary to the Board

# CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING MINUTES

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**March 24, 2011**  
**Southwest Colorado Community College**

**Present:** Greg Kemp, Lisa Liljedahl, Paul Ruatti, and Darla Sanders. There were no HOA members in attendance.

**Absent:** Pam Linscott

**Call to Order:** The meeting was called to order at 7:04 pm

**Approval of Minutes:** A motion was made, 2nd and passed to approve the minutes for the January 20<sup>th</sup> and February 5<sup>th</sup> meetings.

## **Secretary Report: Darla Sanders**

- January 20th meeting minutes went out by both email and postal mail on January 31, 2011.
- February 5th Special Member Meeting minutes were sent out by both email and postal mail on February 10, 2011.

## **Treasurer's Report: Lisa Liljedahl**

- Treasurer's report was given:
  - Liens were placed on two properties - Lot 99 (Craig Lyons) and Lot 108 (Daniel and Marina Saiz) due to nonpayment of annual assessments.
  - We received \$3,500.00 from our Firewise grant to pay a portion of the contract for the development of our Community Wildfire Protection Plan.
  - We negotiated and paid a retainer of \$1,000.00 for 10 hours of legal counsel for 2011.
  - For those who split their payment for the annual dues, please don't forget the second half must be received no later than April 21, 2011. All correspondence, including dues payments, should be sent to:

CMR HOA  
PO Box 62  
Mancos, CO 81328

- A motion was made, 2<sup>nd</sup> and passed to approve the Treasurer's Report.

## **Building Advisory Committee Report – Greg Kemp**

- The Montezuma County Planning Commission is working on a Master Zoning Plan. A meeting to discuss zoning issues in the Mancos area will be held on Tuesday, April 12<sup>th</sup> at 6:00 pm at the Mancos Town Hall.
- A request for information concerning building a barn/storage area was received and responded to.
- We are adding building information to our website. A link to the Montezuma County Planning Department and to the declarations/covenants related to building in our community will be available for those intending to build/remodel.

## Property Management Committee Reports:

### Fire & Weed-Paul Ruatti

- We have had 3 or 4 red flag warning days over the past few weeks. As you may have noticed, we have a red flag posted on those days.
- Please call Cortez Dispatch (Fire Department) at 565-8441 prior to starting a controlled burn.
- We requested a Firewise grant to clear the 40 ft. easement on the fire road between Roads J.8 and J.9. There is a considerable amount of slash that was left behind by the developer. Below is a breakdown on the cost to clear the fire road. Please note the contractor originally bid \$5,400.00 to accomplish the work and then reduced the bid to \$5,000.00 once we were informed our grant was only funded at \$4,500.00.

Contractor's Bid	\$5,000.00
Firewise Grant	\$4,500.00
HOA funded (Road Maintenance)	\$500.00

- A motion was made, 2<sup>nd</sup> and passed to put a lockbox at the base of the fire warning sign to hold the flag and signs.

### Roads-Lisa Liljedahl

- We graded all of Road 35 and Road K.3 to Mud Creek.
- We also graded hill and laid down 1½ inch gravel on Road J.7.
- Work will begin on Road J.6 next week, we are putting in culverts to address the drainage issues that have existed since the development of this community.

### Activities and Grounds – Darla Sanders

- No items to report

### Old Business:

- Website –The website is up and running although we are still doing quality assurance checks on it. The URL is <http://www.cedarmesarancheshoa.org//>. Please send any comments/recommendations to [cmrhoa@yahoo.com](mailto:cmrhoa@yahoo.com).
- As per Policy #5 - Please ensure your dogs are either on a leash or under vocal command at all times. No dogs should be outside the property lines of the owner unattended. Additionally, dogs that bark excessively and are a nuisance to other residents must be kept quiet.

### New Business:

- State Registration of CMR HOA was accomplished on February 23, 2011.
- Annual disclosures are complete and available on our website. For those who would like a hard copy, the cost will be \$15.00 per copy; please contact Darla Sanders at 970-565-9179 or [cmrhoa@yahoo.com](mailto:cmrhoa@yahoo.com).
- Mike Handron resigned as a board member on February 7, 2011. It was decided that the Secretary position, which is critical to the operation of the board, should be reinstated as an officer of the board. A motion was made, 2<sup>nd</sup> and passed to reinstate the Secretary as a board member, thus keeping the number of members serving on the board at five.

- The board made a decision to hold another vote to pass the proposed declarations/covenants. In order to accomplish this, it was decided to hold a review meeting prior to taking the vote. Dates/times for these meetings are listed below.

**Upcoming Meetings:**

- A meeting to review the proposed CMR HOA Declarations and Covenants is scheduled for 7:00 pm on April 14, 2011 at the Southwest Colorado Community College, Room 208.
- A Special Member Meeting to vote on the declarations/covenants will take place at 3:00 pm on May 14, 2011 at the Southwest Colorado Community College, Room 208.

**Adjournment:** A motion was made, 2<sup>nd</sup> and passed to adjourn. The meeting adjourned at 8:02 pm.

Respectfully submitted:

Darla D. Sanders  
Secretary to the Board



**CEDAR MESA RANCHES HOMEOWNERS  
SPECIAL MEMBER MEETING  
MINUTES**

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**June 11, 2011  
Southwest Colorado Community College**

**Present:** Greg Kemp, Paul Ruatti, and Darla Sanders. There were 10 HOA members in attendance.

**Absent:** Lisa Liljedahl and Pam Linscott.

The Special Member Meeting to vote on the amended and restated Declarations of Covenants and Conditions, and Restrictions for Cedar Mesa Ranches Homeowners Association, Inc. took place at 3:00 pm on June 11, 2011 at the Southwest Colorado Community College, Room 208.

Here are the results of the voting:

For:	61 votes	83%
Against:	12 votes	17%

Due to an insufficient number of votes (a minimum of 93 votes required), the Declarations of Covenants and Conditions, and Restrictions for Cedar Mesa Ranches Homeowners Association, Inc. did not pass.

**Upcoming Meetings:** The next Board of Director's Meeting will take place at 7:00 pm on June 29, 2011 at the Southwest Colorado Community College, Room 208.

Respectfully submitted:

Darla D. Sanders  
Secretary to the Board

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

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**June 29, 2011  
Southwest Colorado Community College**

**Present:** Greg Kemp, Lisa Liljedahl, and Darla Sanders. There was one HOA member in attendance.

**Absent:** Paul Ruatti, Pam Linscott

**Call to Order:** The meeting was called to order at 7:04 pm

**Approval of Minutes:** A motion was made, 2<sup>nd</sup> and passed to approve the minutes for the March 24<sup>th</sup> and June 11<sup>th</sup> meetings.

## **Secretary Report: Darla Sanders**

- March 24<sup>th</sup> meeting minutes went out by both email and postal mail on March 31, 2011.
- June 11<sup>th</sup> Special Member Meeting minutes were sent out by both email and postal mail on June 21, 2011.

## **Treasurer's Report: Lisa Liljedahl**

- Treasurer's report was given:
  - Liens were amended on two properties - Lot 99 (Craig Lyons) and Lot 108 (Daniel and Marina Saiz) due to nonpayment of annual assessments.
  - A 15 day late letter is being sent to Lot 53 (Jeff and Renee Eastin).
  - Lot 99 did not pay this year's dues or the second half of the dues from last year. A motion was made, 2<sup>nd</sup> and approved to engage our House Counsel about foreclosure proceedings and to provide us a letter informing the member of our intentions.
  - A motion was made, 2<sup>nd</sup> and passed to approve the Treasurer's Report.

## **Building Advisory Committee Report**

- Inquiries regarding possible covenant violations on two properties have been addressed and resolved since our last meeting.

## **Property Management Committee Reports:**

### **Fire & Weed-Paul Ruatti**

- Fire Preparedness Day went well. The volunteers learned a lot about our community and enjoyed the cookout.
- Weed spraying is underway. Thanks to Diane Cherbak, Gary Linscott, John Lyren, Paul Ruatti, and Bob Sanders.
- The 40 ft. easement on the fire road between Roads J.8 and J.9 has been mitigated and the slash removed.
- A county-wide fire ban is in effect. This ban includes fireworks.
- A total of 50 properties in our community have little or no fire mitigation done on them. If your house is on or adjacent to these properties, consider yourself to be in extreme danger at this time.

- The Community Wildfire Protection Plan (CWPP) is almost complete. It requires final approval from area fire managers.

#### **Roads-Lisa Liljedahl**

- Road 35 was patched and magnesium chloride was reapplied to the rough areas that were affected by the heavy rains that occurred in April.
- We also cut and filled, and laid down additional gravel on Road J.7.
- Work was completed on Road J.6; we put in culverts to address the drainage issues that have existed since the development of the community.

#### **Activities and Grounds – Darla Sanders**

- Nothing to report at this time

#### **Nomination Committee – Darla Sanders**

- Once again it is time to elect officers for the Board of Directors.
  - If you wish to be elected to the Board at the annual meeting, you must first place your name in nomination.
  - 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 July 25, 2011.
  - You may send your information via email or postal mail.
  - The addresses for submission are:

Email: [cmrhoa@yahoo.com](mailto:cmrhoa@yahoo.com)

Postal mail: CMR HOA  
PO Box 62  
Mancos, CO 81328

- Write-in ballots are not permitted.

#### **Old Business:**

- We have been researching the possibility of having recycling available for the neighborhood. This month we were approached by L&L Construction about placing recycling bins in the southwest corner of the area belonging to the Fire Dept. The Board made a motion, 2<sup>nd</sup>, and approved to pursue this request.

#### **New Business:**

- Annual Inspection Report:
  - 2 houses and 6 unimproved lots have no identification. Letters will be sent to the owners of these properties. Corrective action will be taken on these properties by our next meeting.
  - 79 properties have houses on them.
  - 2 houses and 12 vacant lots have "For Sale" signs on them.
- The FY 2012 Operating Budget was reviewed (see attached). A motion was made, 2<sup>nd</sup>, and approved to adopt the budget as written.
- Results of Vote (Special Member Meeting, June 11, 2011). Due to an insufficient number of votes (a minimum of 93 votes required), the Declarations of Covenants and Conditions, and Restrictions for

Cedar Mesa Ranches Homeowners Association, Inc. did not pass. A motion was made, 2<sup>nd</sup>, and approved to consult house counsel on our further options.

**Upcoming Meetings:**

- The Annual Member Meeting will take place at 3:00 pm on September 10, 2011. We will be electing the Board of Directors at this meeting. The Secretary is researching the possibility of having the meeting in Mancos followed by a BBQ in the park. Members will be notified as soon as the arrangements have been made.

**Adjournment:** A motion was made, 2<sup>nd</sup> and passed to adjourn. The meeting adjourned at 8:02 pm.

Respectfully submitted:

Darla D. Sanders  
Secretary to the Board

**Cedar Mesa Ranches-HOA  
Balance Sheet as of May 31,  
2011**

**Assets**

**2011**

Checking/ Money Market  
Accounts Receivable

\$77,005.91  
\$1,575.00

Total Assets

\$78,580.91

**Liabilities**

Accounts Payable

\$0.00

**Members' Equity**

Prior Yrs Equity

\$20,874.79

Current Yr Equity

\$57,706.12

Total Member Equity

\$78,580.91

**Total Liabilities & Members'  
Equity**

78,580.91

**Cedar Mesa Ranches  
Statement of Income and  
Expense  
May 31, 2011**

<b>Income:</b>	2010 Actual	2011 Ratified Budget	2011 Year-to- Date Actual	2011 Difference
Dues	\$62,624.00	\$62,550.00	60,347.00	
2010 Dues & Late Fees Collected				
2011	\$249.78	\$275.00		
Money from Reserve Fund *		\$9,000.00		
Interest	602.56	\$500.00	198.12	
	<hr/>	<hr/>	<hr/>	
<b>Total Income:</b>	\$63,476.34	\$72,325.00	\$60,545.12	
 <b>Expenses:</b>				
CPA - Tax Preparation	150.00	150.00	150.00	0.00
Contingency Fund	0.00	500.00	0.00	500.00
Fire Mitigation *	25.00	200.00	0.00	200.00
Insurance	2,619.61	2,800.00	1,302.22	1,497.78
Office Supplies/ Postage	1,747.22	1,200.00	266.09	933.91
Legal Fees	8,500.00	2,000.00	1,000.00	1,000.00
License - Corporate	20.00	20.00	0.00	20.00
Repairs & Maint.	1,684.79	250.00	88.37	161.63
Road Maint/Improvements	29,730.03	50,470.00	40,626.31	9,843.69
Signs	97.01	100.00	(20.00)	120.00
Snow Removal	11,852.50	12,000.00	3,290.00	8,710.00
Taxes- Federal (previous yr tax return)	164.00	160.00	150.77	9.23
Web Page	494.40	1,875.00	1,000.00	875.00
Weed Control (Rebate 2010-\$206.71)	547.49	600.00	(206.71)	806.71
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses:</b>	57,632.05	72,325.00	47,647.05	24,677.95
 <b>Excess of Income over Expenses:</b>			 <u><u>\$12,898.07</u></u>	
Net Reserve Fund Balance	\$54,926.20			
Less: Transferred to 2011 Budget *	-\$9,000.00			
	<hr/>			
Reserve Fund Balance	<u><u>\$45,926.20</u></u>			

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

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**December 15, 2011  
Mancos Library**

**Present:** Greg Kemp, Lisa Liljedahl, Paul Ruatti and Darla Sanders; Jack Stillinger was conferenced in. There was one HOA member in attendance.

**Absent:** None

**Call to Order:** The meeting was called to order at 7:04 pm

**Approval of Minutes:** A motion was made, 2<sup>nd</sup> and passed to approve the minutes for the September 11, 2011 meeting.

**Secretary Report: Darla Sanders**

- Sep 11<sup>th</sup> meeting minutes went out by both email and postal mail on October 24, 2011.

**Treasurer's Report: Lisa Liljedahl**

- Accounts receivable are current. Lot 96 sold for back taxes – we received the dues owed the HOA.
- A motion was made, 2<sup>nd</sup> and passed to approve the Treasurer's Report.

**Building Advisory Committee Report**

- No items at this time.

**Property Management Committee Reports:**

**Fire & Weed-Paul Ruatti**

- There is additional grant money available for fire mitigation (approximately enough for 30 to 40 acres). The work must be accomplished by October 2012. If you are interested, please contact Pau Ruatti to obtain grant paperwork (970-560-1413).

**Roads-Lisa Liljedahl**

- Please see attached list of accomplishments.
- The next projects are the rework of the cul-de-sacs on Roads 35.6 and 36.7.
- We have some large potholes in our roads – we will get with Baxtroms and see about getting them filled with gravel and binder.
- We had another vehicle turnover in the subdivision. Please, please, please slow down and adhere to the posted speed limit.

**Activities and Grounds – Darla Sanders**

- A Christmas Get-Together for the residents is being sponsored by Renee Eastin and Diane Cherbak. The party will be at the Eastin's home (10108 Road 35) on Dec 18<sup>th</sup> from 2:00 – 6:00 pm. Thanks so much, Renee and Diane, for taking this on.

**New Business:**

- The Reserve Study is underway and should be complete by the March 2012 meeting.

- The Board discussed taking the excess funds left over from previous years' budgets (approximately \$10,000) and applying them towards our roads and grounds. A motion was made, 2nd and approved to use the excess funds on the roads and grounds.
- The issue of dogs at large has once again been brought up. Complaints that are turned in to the Board will be handled in accordance with Policy #5.
- Annual assessments for next year have remained the same. Invoices went out the first part of December and the assessments are due in January. No Special Assessments are planned for this year.
- There are no changes needed to the adopted and ratified budget. The budget stands as is for 2012.
- A new contract was let with Baxtroms to do the snow plowing this winter. The cost is \$850 to do the whole subdivision – prorated if only a portion is done.
- A synopsis of the insurance policies we currently have in force are attached for your review. We currently have Directors and Officers insurance as well as liability insurance on the post boxes. A motion was made, 2nd and approved to add a Surety Bond for \$25,000.
- All of our governing documents are up to date except for the Declarations, which failed due to nonparticipation in the vote. The Board considered the CCIOA petition procedure for declaration amendment whereby we go to court and a judge determines whether the amended declarations are in the best interest of the HOA. In conjunction with that, a reduction in the necessary approval percentage was also considered. A motion was made 2nd, approved to move forward with the petition procedure and to request a reduction in the percentage approval from 67% to 55%.

#### **Upcoming Meetings:**

- The next Board of Directors meeting will take place Thursday, Mar 15, 2012 at the Mancos Library, starting at 7:00 pm.
- **Adjournment:** A motion was made, 2<sup>nd</sup> and passed to adjourn. The meeting adjourned at 8:05 pm.

Respectfully submitted:

Darla D. Sanders  
CMR HOA Secretary



**CMR - Road Report 2011  
(11/30/11)**

January	Bladed Road 35 to K.3	725.00
March	Bladed Road 35 and K.3 to prepare for magnesium chloride	1,692.50
March & April	Re-Built the cul de sac at the end of J.6 (added new culvert & 7 loads of gravel)	4,074.78
	Magnesium chloride Road 35 & K.3 - 2.7 miles (18 loads gravel)	28,609.54
	J.7 Gravel soft spots after rain - hauled 9 loads of gravel then bladed	5,524.49
May	Blade Road 35 only bad spots to prepare for re-do of mag. Chloride Hauled & spread 4 loads of 1.5" gravel for J.7	435.00 1,255.69
June	Rebuild hill cut & fill J.7 regravels	5,000.00
July	Haul water, blade and patch magnesium chloride bad spots Haul water and blade J.7	2,145.04 590.28
September	Blade Road 35	652.50
October	Patch asphalt at front entry	510.76
November	Rebuild cul de sac at end of J.7 Blade all of Road 35, K.3 & entry of J.8	4,350.00 1,015.00
		56,580.58
	J.7 Total spent	16,720.46
	J.6 Re-build cul de sac	4,074.78

Reasons for deterioration of magnesium chloride:

Lack of new gravel - test patches in 2010 had 3 solid inches of new gravel

It rained the night of the application of the magnesium chloride

Montezuma County had re- magnesium chloride many of their heavily trafficed roads - bad mixture

Excessive speed - what little gravel is left is ruined by members going over 40 mph