

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING MINUTES

March 30, 2012
VFW Post

Present: Greg Kemp, Lisa Liljedahl, Paul Ruatti and Darla Sanders. There were seven HOA members in attendance.

Absent: Jack Stillinger

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 December 15, 2011 meeting.

Secretary Report: Darla Sanders

- December 15th meeting minutes were posted on the website on December 22, 2011.

Treasurer's Report: Lisa Liljedahl

- Treasurer's report was reviewed.
- A motion was made, 2nd and passed to approve the Treasurer's Report with changes.

Building Advisory Committee Report

- A possible covenant violation on one property is being addressed. Three inquiries have been received: one regarding construction of a new home and requests for approval of two out buildings on two separate properties.

Property Management Committee Reports:

Fire & Weed-Paul Ruatti

- Mitigation work per the ESF Grant is to be completed by August 30, 2012. Fire Inspection will take place in September, 2012.
- If you requested grant money to mitigate your property and have now decided not to participate or have since decided to mitigate only a portion of your property, please notify Paul immediately (970-560-1413).
- ***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.***
- Paul has weed spray left over from last year, so spraying for noxious weeds can begin whenever necessary.

Roads-Lisa Liljedahl

- The cul-de-sac at the end of Road 35.6 has been improved. Drainage issues for all but one cul-de-sac have been fixed.
- A portion of Road 35 is eroding. A 5 to 10 foot culvert will be placed to prevent further erosion.
- Three loads of gravel were added to J.8.

- The next project is the cul-de-sac on Road 36.7.

Activities and Grounds – Darla Sanders

- The uprights at the entry to our subdivision are rotting and will need to be removed or replaced. Discussion is ongoing regarding a new design, cost or no denoted entry at all.

Old Business:

- The Reserve Study is underway and is more complex than originally planned. Hopefully a draft will be available by the next meeting.
- Status of court hearing – It is unknown at this time whether or not an additional hearing may be required by the judge. All filings are complete and the case is in the judge's hands. Any news from the court will be posted on our website as soon as it becomes available.

New Business:

- Review of 2011 Budget/Expenditures was accomplished. An updated version will be posted online by March 31, 2012.
- 2012 Annual Disclosures are almost complete and will be posted online by March 31, 2012.

Upcoming Meetings:

- The next Board of Directors meeting will take place Thursday, June 14, 2012 at the Mancos Library, starting at 7:00 pm.

Adjournment: A motion was made, 2nd and passed to adjourn. The meeting adjourned at 8:05 pm.

Respectfully submitted:

Darla D. Sanders
CMR HOA Secretary

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING MINUTES

**June 14, 2012
Mancos Public Library**

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

Absent: Lisa Liljedahl and Jack Stillinger

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 for the March 30, 2012 meeting.

Secretary Report: Darla Sanders

- March 30th meeting minutes were posted on the website on April 11, 2012.

Treasurer's Report: Lisa Liljedahl

- Treasurer's report was reviewed. We have an outstanding bill of approximately \$32,000.00 for the preparation of the road and application of the magnesium chloride on Road 35 down to K.3, and on K.3 down to J.9.
- Questions were raised concerning the amount of money that has been spent to date on lawyer fees. Since the Treasurer was unavailable, a breakdown of the fees will be reviewed at the next meeting. In addition, a breakdown of our reserve funds will also be reviewed.

Building Advisory Committee Report

- The Building Advisory Committee received one request for an addition.
- A complaint about a possible covenant violation was received. We are researching the issue.
- We still have a dog-at-large problem. One member was sent a warning letter about restraining their animal.
 - For those who have dogs that are considered vicious, please be aware that if they are loose, and a person feels threatened by them, they have the right to shoot the animal.
 - Additionally, there are many insurance companies refusing to insure vicious dogs, or to pay for claims due to dog bites.
- Over the winter we had another break-in while the owner was out of town. Neighbors called the Sheriff's Department, but received no response. In order to ensure a response from the Sheriff, please let the Sheriff's Department know prior to leaving town. While you are gone the Sheriff's Department will provide surveillance for your property and will respond if called.

Property Management Committee Reports:

Fire & Weed-Paul Ruatti

- Spraying for noxious weeds has started.
- A fire ban is in effect throughout the state of Colorado until further notice. This includes fireworks and open fires (campfires).
- We are working with the Emergency Manager for Montezuma County to develop an emergency list /phone tree for our subdivision which will assist us in evacuating personnel,

if necessary, and also assist first responders with information on any members who have special needs, etc.

Roads-Lisa Liljedahl

- The last cul-de-sac (Road 36.7) has been improved.
- Magnesium chloride has been applied on Road 35 down to K.3, and on K.3 down to J.9.
- Baxtrom's will be cleaning out the bar ditches alongside the roads within the next few weeks.
- The stop sign at the entrance to the subdivision was blown down by the wind and will be reinstalled as soon as possible. Also, the stop sign at the corner of J.9 and K.3 is bleached out and will be replaced.

Activities and Grounds – Darla Sanders

- The uprights at the entry to our subdivision are rotting and will need to be removed or replaced. Discussion is ongoing regarding a new design, cost or no denoted entry at all. We will put some options to a vote by ballot along with the elections.
- Mention was made that the area at the front of the subdivision has not been mowed. Anyone willing to assist in this project please send us an email at cmrhoa@yahoo.com or call Greg Kemp at 970-560-0562.

Old Business:

- Status of court hearing – the judge has ruled on our case. The ruling and an explanation of the ruling are posted on our website. The petition to amend the CMR declaration was denied.

New Business:

- Due to the disruptiveness of several members in attendance, the meeting was suspended and will be continued on Wednesday, June 27, 2012 at the Mancos Library, starting at 7:00 pm.

Upcoming Meetings:

- The next Board of Directors meeting will take place Thursday, June 27, 2012 at the Mancos Library, starting at 7:00 pm.
- A date for the Annual Meeting which is held in September will be determined at the June 27th meeting.

Respectfully submitted:

Darla D. Sanders
CMR HOA Secretary

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

**June 27, 2012
Mancos Public Library**

Minutes of the continuation of the June 14, 2012 Board of Directors Meeting

Present: Greg Kemp, Paul Ruatti and Lisa Liljedahl. There were four HOA members in attendance.

Absent: Darla Sanders and Jack Stillinger

Call to Order: The meeting was called to order at 7:05 pm

Approval of Minutes: N/A

Secretary Report: Darla Sanders

- N/A

Treasurer's Report: Lisa Liljedahl

- The 2013 budget was presented and ratified unanimously by the board.

Building Advisory Committee Report

- The eighth annual inspection report on our subdivision by the Building Advisory Committee was presented by Greg Kemp. There are currently 80 houses in our community. Eleven parcels have "For Sale" signs on them. Six properties were found to have identification issues and two properties appeared to have other covenant violation issues. Letters will be sent to the owners of these properties. It is expected that, as usual, these issues will be corrected by the September meeting. Any that are not corrected will be discussed at that time.

New Business

- All of the required annual disclosures have been posted on the association website: cedarmesarancheshoa.org.

Open Discussion

- It was noted that a registration/questionnaire will be sent out with the ballots in September to provide information to the Fire Committee necessary to develop an emergency evacuation plan for our subdivision. A ballot will also be sent out to the membership to help decide among several options regarding repair or replacement of the subdivision entrance gate.
- For those wishing to be considered for the Board of Directors this year, nominations must be received by Aug 10, 2012 at either of the addresses below:

- cmrhoa@yahoo.com
- CMR HOA
PO Box 62
Mancos, CO 81328
- It was mentioned that any member who is unwilling or unable to access the association website may send a written request for paper copies of any association documents by sending said written request to the Secretary of the Board of Directors.
- No decision has been made by the Board of Directors on the next step to take to bring our association into full, formal compliance with CCIOA law in order to be assured of continued insurance coverage.

Upcoming Meetings:

- The Annual Member Meeting will take place Thursday, September 27, 2012 at the Mancos Library, starting at 7:00 pm.

Meeting was adjourned at 7:55pm.

Respectfully submitted:

Darla D. Sanders
CMR HOA Secretary

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

**December 13, 2012
Mancos Public Library**

Present: Greg Kemp, Lisa Liljedahl, Paul Ruatti and Diane Cherbak. No member were present.

Absent: Darla Sanders (excused).

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

Approval of Minutes: The minutes of the September 22, 2012 meeting were approved unanimously. These minutes were sent to the membership on 10-1-12.

Treasurer's Report: Lisa Liljedahl

- The Treasurer reported that all 2012 dues had been paid. The 2013 dues notice will be sent out with 1-25-13 as the first installment deadline. The quarterly financial report was reviewed and approved.

Building Advisory Committee Report

- The building Advisory Committee reported that a covenant lien was filed on Lot 44 on 10-25-12. Covenant complaints were received on Lot 57 (dog) and Lot 53 (overhead light). Letters will be sent to the owners of these properties. Diane Cherbak offered to try to get the owners of Lot 53 to at least reduce the wattage of their overhead light, pending final resolution of this matter.

Property Management Committee Reports:

Fire & Weed-Paul Ruatti

- There was no weed rebate received for 2011 due to a change in county regulations, but we did receive one for 2012.

Roads-Lisa Liljedahl

- The cost for plowing snow on all subdivision roads has increased to \$850.00 each time.

Activities and Grounds – Greg Kemp

- The picnic following the September Annual Meeting was enjoyed by all who attended.
- The front entry was hit by a car and deemed too dangerous and that was why it was temporarily taken down.

Old Business

- The main entrance gate will be rebuilt as soon as weather permits in the spring. The majority of members who commented about it recently want it to remain.
- No further progress has been made on the Reserve Study at this time.

New Business

- The Board has agreed to consider assigning a fine of \$50.00 per month on any property that has a covenant lien on it until the covenant lien has been removed. There are only 2 properties that have covenant liens on them. This will involve a revision of Policy #5 which was approved on 7-22-10.
- The Board of County Commissioners recently approved Resolution 2012-17 concerning dogs barking sufficiently to create a nuisance. This matter can now be removed from Policy #5 because the County Sherriff will now respond to complaints on this matter.
- The Board of Directors has followed the suggestion of several members to investigate engaging in mediation to attempt to resolve the concerns of a small group of members regarding adoption of the new covenants. The conditions required by a local qualified mediator for effective mediation were agreed to by the Board of Directors. The members who were opposed to the new covenants have not agreed to the conditions required by the mediator. Therefore, the member suggestion of mediation is not possible.

Upcoming Meetings:

- The next meeting is scheduled for Thursday, March 21, 2013 at 7:00 pm at the Mancos Public Library.

Meeting was adjourned at 7:57 pm.

Respectfully submitted:

Darla D. Sanders
CMR HOA Secretary