

SECRETARY'S ANNUAL REPORT

January 21, 2023

2022 has been a very busy year for CMRHOA, Inc. Many things were accomplished by the Board of Directors which brought our Non-profit Corporation in compliance with corporate laws, state laws, county laws, our own by-laws, and insurance regulations. As such, the Secretary has been very busy keeping the property owners informed of enacted changes through minutes and announcements (along with the President and our website).

In February, the Board and myself conducted a member-wide contact information program where every property owner was contacted by email, letter, or phone to confirm their primary email address, secondary email address, or mailing address if internet service was not accessible. This resulted in three property owner's who indicated they did not have access to the internet and email.

In March, our email provider was switched from Yahoo to Gmail. This has provided us with more flexibility and ability to send and receive emails with far fewer internet challenges.

Survey Monkey was purchased and allowed the Board to seek information from the property owners on various subjects. It also allowed us to move forward with electronic balloting. A ballot package was prepared, tested, and sent out for the 2023 election.

It was a year of preparing and updating lists: Master Property Owner's List, the Gmail list, and the Survey Monkey list. As of this writing all lists are up to date and have been checked against each other for accuracy.

Nine properties have changed hands in 2022: eight homes and 1 vacant lot.

I want to thank those of you who have expressed encouragement and appreciation to me for the minutes and other interactions in the course of my secretarial duties. Your kind words have meant a lot to me and kept me going. However, I have decided not to remain as the Secretary for the coming year.

I wish the new Board and the new Secretary all the best.

Respectfully submitted,

Nan Campbell

Treasurer's Year End Report (2022)



Greetings Everyone!

This year has been a transitional year for Cedar Mesa Ranches. We have taken steps to provide our members the ability to attend the Board Meetings via Zoom and we utilized virtual polling software to ask the membership their opinion and for balloting. It was quickly noted in 2022 the effects of inflation with delivery surcharges and cost increases of road materials and equipment fueling. We had a "Financial Review" of the HOA's finances from 2014 / 2015 to present, allowing for a professional evaluation of those financials. In addition, we can now get professionally generated reports, via QuickBooks, from 2020 to current. This will allow future Boards the opportunity to review CMR's financial history and make better financial decisions.

In 2023, Cedar Mesa Ranches will offer the ability to pay dues via Venmo (a small additional fee will apply). Last year, many members requested the ability to pay via a virtual payment system. Look for more information in the dues reminder e-mail.

Here are some other notable items for the "2022 Year End Review":

- We are in the process of closing the books for 2022. We are working with the CPA to provide the necessary items to fulfill this task. The final report is projected to be completed in mid to late January or early February, at which time will be posted on the website.
- W-9's have been sent to our vendors and we are in the process of receiving those for tax year 2022.
- If you would like to view any of the Financial Reports, visit the CMR website:
 - <https://www.cmrhoa.org/2022-board-of-directors-meetings-documents>
- The "Financial Review" can be found on the CMR website:
 - <https://www.cmrhoa.org/reports>
- The 2023 budget was presented to the Board at the November 5, 2022 meeting, but the per the By-laws, *"the annual fee shall be reviewed, established and modified as needed, at each annual meeting"* (Article III, Section 7), so until we have the final vote for the 2023 dues, the budget can not be "finalized".
- Remember, the 2023 yearly dues are due on January 30, 2023. Feel free to bring them to the January 21, 2023 meeting. If you prefer to pay via installments, the first half will be due on January 30, 2023 with the remainder due on or before April 30, 2023. An announcement will be sent via e-mail to remind everyone prior to the January 30th deadline.
- There were a two budgetary increases in the last quarter. Those items included the following:
 - Roads (additional funding for J.7) \$7,500.00
 - Road 35 hill gravel \$600.00
- Ending balances for the checking and reserve account are included in this report.
- The "2022 Monthly Expenditure Totals" are included in this report.

KEEP OUR MEMBERS SAFE AND SAVE OUR ROADS, PLEASE DRIVE THE SPEED LIMITS!

Bank Accounts (CMRHOA, Inc.) Dolores State Bank		
Account	Date Reporting	Amount
Checking	As of December 31, 2022 (Statement ending balance)	\$37,783.91
Reserve	As of January 10, 2023 (Statement ending balance)	\$32,667.51
Total =		\$70,451.42



KEEP OUR MEMBERS SAFE AND SAVE OUR ROADS, PLEASE DRIVE THE SPEED LIMITS!

Financial Review and Oversight Committee

Annual Report

January 21, 2023

2022 Summary:

- Conducted audits on receipts and invoices. The receipts and invoices were true to the payments made.
- Provided a budget request form to be filled out by all committees. This form was used to develop a budget for 2023.

Respectfully submitted,

Julie Horton, Chair
Financial Review and Oversight Committee

FIRE MITIGATION COMMITTEE

Annual Report

January 21, 2023

Review 2022 to Date

- At the very end of 2021, Short Forestry conducted a controlled burn of collected slash at the collection site on K.3.
- There were 4 workdays with Native Americans where 5 trailers were loaded with firewood for Native American tribes.
- In May, a Fire Drill, Evacuation Plan exercise was conducted with Montezuma County Agencies and 85 CMR residents.
- In May, a “chipper day” was held chipping slash that had been gathered at the collection site on K.3.
- Several tour and assessments were held with Mitigation Committee members and CMR residents on the escape road from J.9 to J.8. Working with the Road Committee, a proposal was presented to the Board.
- The Mitigation Committee removed trees from the hill on Road 35.
- Our CWPP was updated, thanks to Bruce Short.
- Emergency evacuation route and safe zone signs were purchased and installed.
- A safe zone was established at the far eastern edge of Road K.3.
- Total hours given by CMR residents and Mitigation Committee members was 293.5 hours year-to-date.

Looking to 2023

- Do we continue to work with Native Americans?
- We need to have 1 or 2 Town Hall Meetings to review our CWPP and answer residents’ questions.
- Do we need to continue helping residents with safe slash removal in Spring and Fall?
- Continue providing educational materials to CMR residents.
- Continue working on the hill on Road 35 making it as safe as possible.
- Work with the Road Committee/Safety and Scheduling Committee to improve our emergency fire road exits.
- Continue working with various Montezuma County agencies on fire mitigation for CMR.

Respectfully submitted,

Steve Campbell, Chair
Fire Mitigation Committee

Building Advisory Committee Annual Report – 2022

The 2022 year was a calm one with regards to the building advisory committee. The committee's main function is to make residents aware of Montezuma County building codes. There are six residences in various stages of construction:

- Lots 4, 50, 74, 86, 120
- Tract N

One residence was completed during 2022:

- Lot 90

There are currently 20 vacant lots:

- Lots 20, 22, 34, 36, 38, 39, 62, 68, 69, 79, 85, 102, 103, 104, 112, 116
- Tracts F, H, L, Q

The committee was contacted with requests for a couple of items throughout the year:

- A new garage was approved for lot 67
- A driveway was approved for lot 69

Letters to owners of vacant lots will be sent out this coming spring, requesting owners to contact the building advisory committee if new construction is planned.

Respectfully submitted,

Louis Horton

BAC Chair

January 9, 2023

Member Relations Committee

Annual Report

January 21, 2023

In 2022, the Member Relations Committee (MRC) was setup by the CMRHOA, Inc. Board of Directors to organize events and answer questions for the community. The first year was successful and we will follow a similar format in 2023.

The MRC organized three community events in 2022:

1. A Volunteer Appreciation potluck at the American Legion on February 28th.
2. A post Fire Drill potluck at the Fire Station Maintenance Building on May 7th.
3. A Fall Picnic at Boyle State Park in Mancos on October 1st.

All three events were well attended, and the feedback was positive. It was nice to meet our neighbors, enjoy good food, hang out and have fun.

In 2023, the MRC will organize a Spring potluck, a Fire Mitigation potluck, and a Fall picnic. We will also continue to answer questions or concerns community members may have.

Regards,

Russ Siracuse, Chair
Member Relations Committee

Annual CMR Roads update, Jan 2023

Opening Remarks

I am writing this update as the former Cedar Mesa Ranches Homeowners Association (CMR HOA) Road Committee Chair, a position I have filled since 2018. As with all positions in CMR, this was an unpaid, volunteer position. I resigned in September, 2022 and have no desire to return to at this time. At the time of my resignation, the entire Roads Committee, consisting of CMR HOA members also voted to place the committee into inactive status. The inactive Committee members and I were deeply troubled by the antagonism of some of the CMR HOA Board of Directors (BOD) members, as well as a few CMR residents toward volunteer efforts to maintain roads in Cedar Mesa subdivision. We came to the conclusion that since the Board was not supporting our activities, and most residents didn't care enough to attend meetings and support our efforts, there was no reason to continue to struggle against the impediments that had been placed against us over the course of the previous year. We volunteers put hundreds of hours a year into our roads with NO compensation other than having nicer roads. For that, we were rewarded with a BOD President who actively found more ways to limit our abilities to do work, and to make more work for us, or criticize our efforts internally to the board without allowing us to defend our actions. With the exception of two members, the BOD was largely apathetic to the President's persecutions, and ended up supporting that effort at most meetings. Residents failed to attend meetings, and decisions were made hastily with little input from anyone outside of the Board. I hope things improve with the new board members elected in 2023!

Overview

Cedar Mesa Ranches (CMR) subdivision has 10 miles of roadway that the now inactive Road Committee members have worked hard to get into a very reasonable condition. Put end to end, our roads stretch from our entrance to City Market in Cortez. And every mile of roadway has TWO miles of ditches that also must be monitored and maintained. This past summer, we had a few rain events that did NOT do our roads any favors, and yet for the most part the driving surface stayed in good condition. This is a testament to the maintenance management practices that the inactive Road Committee has developed.

Volunteers and cost savings due to their efforts

CMR resident volunteers spent a total of 225 hours working on the roads as of Sept 9th, when tracking stopped as the Road Committee went inactive. 50+ additional hours of CMR-owned water truck operation helped with dust abatement and road surface grading activities. Additional work by inactive Road Committee members was performed in November to fix several areas of a Road 35 surface improvement project orchestrated by the BOD president which quickly came apart. This November work consisted of an additional 30 volunteer hours to repair the "professional" work done by a contractor under the Board's direction. The repair work that we did included adding fines to the material that the "professional" should not have used in the first place, grading with CMR grader, and watering and packing with the CMR water truck. Total cost for fixing the failed work was about \$300 for a load of fines, and \$100 for fuel. Contrast this with the ~\$6500 that we paid the project contractor to

do work that we could have done better with our CMR Road Committee volunteers and equipment. The repaired sections are still doing fine two months later. I and a few others likely spent an additional 100-200 hours writing reports, trying to communicate with the BOD, defending our actions, and trying to keep the CMR grader, which is our main tool for improving roads with limited expense when our former BOD president was set on selling it.

Maintenance in 2022

With Covid restrictions finally starting to ease, we were able to get belly dump trucks and finish work on J.8 that had been planned and un-realized for the previous two years. We added about 20 belly dumps of roadbase to J.8 and graded and packed it in with water. We also graded several roads in Cedar Mesa subdivision with our grader during rain events and in prep for mag chloride applications, putting about 70 hours on it over the course of the year.

As we did not add new material to 35 this year, we were able to reduce the concentration of mag that was applied and put mag on some side roads or other sections of 35 this year. The result was greatly reduced dusting over a longer portion of CMR roads with little added cost. Adding a light mag apply to about 2/3 of the new material on J.8 proved that doing so greatly improves our success in getting new material to lay down, and a test section on 35 using roadbase from Stone confirmed that though this material does not technically meet requirements published for good roadbase, it actually works very well. This information came to us through one of the engineers at Trautner Geotech, a local environmental engineering consulting firm. We confirmed what we were told, which is that this material works excellent for sections of road that get mag, and is far superior to using roadbase from Four Corners, particularly for higher traffic roads.

J.7 suffered from several heavy rains this summer. There are deficiencies on J.7 that committee members were already aware of which became critical with the heavy rains. A corrective work plan was developed and presented to the Board for funding. This work was ultimately denied by the president of the BOD as only three board members spoke up in favor of funding this work, and the president declined it without explanation. Three other Board members stayed silent, which prevented it from begin done. Because of diverted runoff, the ditch along a significant stretch of road has now eroded to the point where sliding off the road will likely result in serious damage to a vehicle. There was NO REASON this would should have been denied, and repairing the damage will now cost CMR residents more money or more volunteer time.

2023

I don't know who will take up the chair at this point, if anyone. The plan and budget hastily presented and approved by the BOD at the November meeting should be revisited as soon as possible. We NEED six BOD meetings a year so that any needed changes to budget or work plans can be handled in a timely manner. If there is not much to talk about, then the meeting will simply be short. That has NEVER been the case in my time here in Cedar Mesa.

Our entrance continues to degrade, but present cost for chip seal seems to warrant continuing to patch it rather than fixing it properly. This will not work forever, and saving money to do a more significant rework of the high traffic areas seems warranted. Our traffic volumes rise, while the purchasing power of our dues is reduced by inflation. This is the struggle that we volunteers faced, and instead of receiving help from the Board and Members in 2023, we were characterized as playing favorites and doing shoddy work.

Myself and most of the committee members are still willing to volunteer, as we have demonstrated by fixing the work done by contractors this fall. I am unwilling to be the committee chairman again at this time. If the Board wants to support volunteer road work and HELP us in 2023, we will go back to VOLUNTEERING to make things better. If not, then contractors will be hired, and likely supervised by those with little knowledge of what works and what doesn't, and the roads will degrade. The outcome is entirely up to the residents of Cedar Mesa. Go to meetings. Speak your mind. Don't let apathetic, hostile, or un-helpful board members continue to serve on CMR's Board.

Thanks for your attention!

Chris Hinds,
Former Chairperson, CMR Roads Committee

Safety and Scheduling Sub-Committee

Annual Report

January 21, 2023

The Safety and Scheduling Sub-Committee was created in August 2022. This report covers scheduled road work from that time to the end of the year.

- Minor road patch work was performed on Road 35.
- Following major road work by Mike Johnson on Road 35, it was determined additional work needed to be performed on the big hill on Road 35. Funds for road base were applied for and approved by the Board. Because of a personal issue, Mike Johnson was unable to perform the work as scheduled. So, in late November, the additional road base was applied and with the help of five volunteers and a little over three hours work, the hill was brought to an excellent condition. This work was performed as expediently as possible as a large snowstorm was rapidly approaching.

Respectfully submitted,

David Nigteagle, Chair
Safety and Scheduling Sub-Committee