

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

July 26, 2005

San Juan Basin Technical College
MINUTES

In Attendance: Board Members: Jim Bignell, Gary Brodhagen, John Lyren, Bryan Johnson, Chris Schaufele and Greg Kemp. *Absent:* Sean McCall. *CMR-HOA Members:* Five members of the CMR subdivision were present.

Meeting called to order at 7:04 p.m.

Approval of June 28, 2005 minutes: Motion made, seconded, passed.

Secretary Report: Ruth Bignell

- Reminder email sent re: Additional dues increase deadline July 22, 2005.
- Lot 88 sold to Jeff Alcock
- Lot 28 sold to Kevin & Dana Deplones- Durango
- Tract I sold to Andrea Baker & Peter Tolin - Mancos
- The newsletter is finished. It will go out with the minutes. A big thank you to Nancy Schaufele for putting this together.
- The Durango Herald is now available for delivery in Cedar Mesa Ranches. The rate is \$109 per year. At the moment, if you subscribe, they are offering a \$25 gas card for Mobil/Exxon. You will need to request a paper receptacle for your driveway.
- E-mails: Several lot owners have stated that they have/did not received minutes and/or special notices, yet stated that they received the dues reminder even though it was sent to the same email address. To say the least, some were not kind. I find this very unusual. If an email is not delivered, I get a reply that the email address was "not known" or that it was "undeliverable". I have received neither from any of the emails sent to lot owners. So, that tells me, it was received. After questioning some of them, it turns out that they don't open their emails or don't recognize the sender. This is not the Boards fault. The subject line will be: CMR-HOA Minutes. Attached to the March minutes was a list of board members and their contact information including email addresses. The Board meets the last Tuesday of the month at 7:00 pm at the San Juan Tech School. The minutes go out within 7-10 days. If you do not receive the minutes, please let me know and I will be glad to send again or mail to you. The other option for those that live here is to come to the meetings. I will also be glad to send previous minutes to anyone that would like to receive them. My email is: biggyr02@aol.com. This Board is very conscientious about communicating with lot owners and making them aware of what is going on in the subdivision and welcomes any questions or inquiries you may have.

Treasurer Report: John Lyren

- There is currently \$20,816.57 in our account.
- There is still \$8,513.00 outstanding for the additional (\$275) 2005 dues.
- A \$250 rebate was received for the weed spraying last month.
- Lien on Lot #56: The company handling the sale of this property indicates they may be able to retrieve the money owed for past dues. They are trying to clear the title. Hopefully, we will know the results in the near future.
- Because several lot owners stated they did not get the dues reminder, the Board has again extended the due date one more time. The additional \$275 dues are due by August 15, 2005. A motion was made, seconded and passed to send a certified, return receipt letter on August 1st to those that have not paid or

contacted John for other arrangements. If the dues are not paid by the new deadline, a lien will be placed on that property shortly thereafter. Contact John at: jvlyren@animas.net Dues can be mailed to John at 10700 Road 35, Mancos, CO 81328

- A question was asked regarding the Professional & Other Fees category and why it is over budget. This category is set at \$5,000 with disbursements of \$5,552.78. Of this amount, only \$512.00 was spent by this board for attorney consultations. The balance paid (\$4,884.98) was a carryover from the previous board for litigation fees. This we had to pay out of our current budget. We had small association and accounting fees in the amount of \$155.80.

Fire/Weed Committee Report: Bryan Johnson

- There is a fire ban in effect in Montezuma County.
- Two weeks ago, there was a fire 1 mile north of the subdivision in the BLM land. It was called in and within 30 mins., a helicopter was on the scene and sprayed several loads of fire retardant. The only other fires have been small ones, which were put out by several volunteers in the subdivision.
- The committee is still looking into renting a bush hog to mow all the weeds that have sprouted up along the roads. The rental is \$215 per day. Because of insurance issues, a motion to table this issue was made, seconded and passed. The committee will continue to research this issue.

Building Advisory Committee: Greg Kemp

- Jim Siscoe, the Resource Specialist at the Montezuma County Planning Dept. has responded to the letter regarding two occupied lots that may not have a septic system. He states that the county has no septic system permits on record for these properties. The resolution passed at the April 26, 2005 board meeting, requires this committee to draft a written notice of an apparent covenant violation to those properties. A motion was made, seconded and passed to prepare this letter.

Road Committee: Gary Brodhagen

- Finally after the recent 2-day rain, roads have been bladed. Next week, we will be doing culverts and ditches. There will be some large rocks after this work but they will be cleaned up.
- Gary gave a report from AJ Construction regarding an inquiry about using Class 6 gravel on our roads. This is a term the state uses for the material they put on the highways. It is more expensive than what we currently use. AJ has been asked inspect the road and front entrance and to give the committee a bid.
- We are still trying to figure out the best way to do the front entrance. It will be done by winter.
- A discussion was held on the AA Campground/Huseby Group and its relation to this subdivision. This was tabled until we can do some research.
- The road progress is on track for this year. Everyone should be mindful that this is a 3-year project and the cost is spread out over this 3-year period.

Covenant Committee: Jim Bignell

- The covenant committee has held three meetings and will meet again next week. The 3rd draft has gone out to committee members. The committee hopes to present the revisions to the membership in September. The committee will not drastically change the existing covenants but will try to clear up the language and contradictions. The committee is also working on the bylaws

Activities & Grounds Committee: Ruth Bignell

- 35 homeowners attended the CMR-HOA BBQ held on July 3rd. We had a great time and an abundance of delicious food. A big thanks to all who attended.
- The committee was going to set a cleanup day for the front entrance but decided to wait until the roadwork was done. Hopefully, in September.

usiness:

An email was received by the Board President from Lot owner 107, Mr. Torin Andrews, stating two possible suits will be filed. . One against the previous board and the second one against the CMR-HOA. In the suit against the HOA, he is disputing his membership in the HOA and states that he is not required to be a member nor pay dues and/or assessments based on a previous settlement. The CMR-HOA By-laws state that everyone pays his fair share, there are no exceptions. Should this suit progress; this Board will contact an attorney.

UPDATE: By permission of the Board members, we report an update on this situation. Mr. Andrews filed a suit against the CMR-HOA on Tuesday, July 26th at 12:37 pm. for the above reasons. He alleges that the "CMR-HOA does not have the power to require Andrews to pay assessments, that the Association is not a mandatory association" This lawsuit public record and will be placed on the CMR-HOA website for your information.

Open Discussion:

- The owner of Tract K has requested that if any members of the board come down to check the roadwork or the emergency fire road, that they please call her before coming. They have German shepherds and do not want anyone to get hurt or scared should they be out.

Michelle also inquired about getting "no access", "emergency road" signs for the fire road as there seems to be a lot of traffic on that road. Most are going to the BLM land.

- John Lyren asked the Covenant Committee to consider denying voting rights to lot owners that are not current in their dues. The Committee will discuss this issue at there next meeting.

Adjournment: A motion was made to adjourn. Seconded and passed. The meeting adjourned at 8:514p.m. **The next meeting will be: Tuesday, August 30, 2005 at 7:00 p.m.**

Respectively submitted,

***Ruth E. Bignell
Secretary to the Board***

**Cedar Mesa Ranches Financial Report to BOD
July 27, 2005**

Accounts Receivable

2001 Dues	\$150.00
2003 Dues	\$200.00
2004 Dues	\$300.00
2005 Dues	\$410.00
2005 Dues Increase	\$8,513.00
Road assessment	\$1,000.00
Total	\$10,573.00

Accounts Payable

Total	\$0.00
	\$0.00

Cash on Hand

\$20,816.57

Working Budget (2005)

Item	Budgeted amount	Spent to date
CPA/tax prep	\$200.00	\$192.00
Contingency Fund	\$2,000.00	\$0.00
Fire mitigation	\$1,000.00	\$0.00
Insurance	\$1,850.00	\$1,300.00
Office supplies	\$1,300.00	\$603.06
Professional and Other Fees	\$5,000.00	\$5,552.78
Road Maintenance	\$10,000.00	\$3,280.03
Road Improvements	\$32,584.00	\$24,650.00
Emergency Road Repair	\$2,000.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$0.00	\$0.00
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$2,800.00	\$1,793.00
Total	\$62,309.00	\$39,666.27

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

Aug. 30, 2005

San Juan Basin Technical College

MINUTES

In Attendance: Board Members: Jim Bignell, Gary Brodhagen, John Lyren, Bryan Johnson, Chris Schaufele, Greg Kemp, Sean McCall and CMR-HOA members.

Meeting called to order at 7:00 p.m.

Approval of July 26th, 2005 minutes: Motion made, seconded, passed.

Secretary Report: Given by Jim Bignell because of Ruth Bignell's absence

- The minutes & newsletter went out on Aug 3rd. The following statement prepared by Ruth was read concerning the dissemination of the minutes:

The minutes and the newsletter were sent out at the same time as two separate attachments in the same email. If you got the minutes, you got the newsletter and needed to open it separately. Of the 98 emails I sent out, only 4 were returned as being undeliverable and those were sent by mail the same day. Once again, I am hearing rumblings about some homeowners claiming they did not receive the above. Please notify the person sending the document, which happens to be me. (Ruth Bignell) By complaining to others does not solve the problem. I will be more than glad to accommodate you if you just let me know. All this other stuff is not necessary

- Lot 37 sold- no info
- Lot 4 sold- to Christie Berner from Little Rock, Arkansas
- The Annual Report was sent to the State of Colorado
- The letters that the board requested to be sent to the lot owners of #48 and #84 and there adjacent neighbors were sent. These were concerning possible covenant violations.

Treasurer Report: John Lyren

- There is currently \$22,469.14 in our account.
- There is still \$2,410.25 outstanding for the additional (\$275) 2005 dues.
- Two liens have been placed on lots 107 and 56 which have not paid the \$275 dues. The remainder of the lots which have not paid the \$275 dues have made contact with the treasurer. There are two lot owners which we are trying to contact. If contact is not made by September 15th, we will place liens on these properties also.
- The insurance budget is over spent because of purchasing liability insurance and insurance for the mailboxes.
- The road expenditures have increased due to the road grading and ditch cleaning on road 35.

Fire/Weed Committee Report: Bryan Johnson

- The county fire ban has been lifted to Moderate, but Cedar Mesa Ranches is still very dry and anyone burning should be very careful. No fire should ever be left unattended until it has been completely extinguished with water and left with no hot embers.
- A tentative date of September 10th will be set for the trial use of a bush hog mower We plan to mow the road right-of-way, now that we have liability insurance.
- It was suggested by a member that we look into whether we can set our own fire ban if we want. Bryan will look into it.

Building Advisory Committee: Greg Kemp

- Two lot owners were sent a letter concerning a possible covenant violation. Greg read the letters.
- A response was received from one lot owner who requested the name of the board members by fax. At this time, no one was present to answer for either of the two lot owners. The owner of lot 48 did appear at the end of the meeting and was referred to talk to Greg Kemp about the matter.
- Chris Schaufele said the owner of lot 84 had talked to him some time ago about the matter and told him that he was going to make a report on the matter and give it to Chris for the board. The board requested that Chris try to contact him again and get him to do this by September 15th. A motion was made, seconded and passed to do this.
- A motion was made, seconded and passed to send a letter to lot owner 48 that he contact the board by September 15th about the matter. If this is not done, the board will file a covenant violation on his property. This does not preclude further action by the board. Because this lot owner did come to the meeting after this discussion and talk to the board member (Greg Kemp) responsible for handling the matter for the board, the above request has been fulfilled and no lien will be placed. A report on the matter will be given at the next Board/membership meeting.

Road Committee: Gary Brodhagen

- The work on the front entrance will begin tomorrow. There will be a lane left open for travel during construction. This may be an inconvenience for a few days but it will be much better this winter when the entrance is without the pot holes.
- It was noted that Gary has done a great job in getting a good price for this work. The previous bids which we had received were so high that we would have had to put the project off till next year.

Activities & Grounds Committee: Ruth Bignell

- The committee was going to set a cleanup day for the front entrance but decided to wait until the roadwork was done. Hopefully, in September

Covenant Committee: Jim Bignell

- The covenant committee presented the proposed changes to the covenants and bylaws to the board. Each change was read and discussed.
- The changes have been reviewed by a lawyer and he found nothing that presented a problem.
- The board made a motion, seconded, and passed to have the changes to the covenants and bylaws put before the membership for a vote at the October board/membership meeting. A copy of the covenants and by-law changes along with a proxy ballot for members to use for voting purposes will be mailed out by the end of September. A self-addressed stamped envelope will also be enclosed for your convenience. You will then have 2 weeks to return your ballot. All votes will be counted and results given at the October meeting. A majority vote of the membership will be required to carry the changes.
- It is requested that each member read the changes carefully and cast his or her vote. Remember, failure to vote allows someone else to make the decision for you. **PLEASE PARTICIPATE IN THIS IMPORTANT ISSUE.**

New Business:

- Insurance for the mailboxes and general liability was obtained for \$750. This is a savings, as the cost of the mailbox insurance was \$750 alone. Our insurance company did a great job in working this out for us. Two birds with one stone.
- An emergency Board Meeting was held on July 29th concerning the lawsuit filed by Mr. Torin Andrews. This suit came about because the board filed a lien on his property, because he refused to pay the Association dues. Mr. Andrews claims in this suit that he is exempt from paying any dues or assessments to the Association because of the settlement made with the Association on the previous suit

concerning the paving of the cul de sac in front of his property and nothing more. The board has turned the matter over to our insurance carrier and they have assigned a lawyer to the matter, who has filed our response. These are public records and may be obtained from the county court. The lawyer and insurance co. are vigorously pursuing this matter. The board feels that no member should be allowed to be exempt from paying his or her fair share of the expenses of the Association. This is why the board requested that the matter be pursued.

- A letter from the previous owners of lot 37 was read. This letter stated that they were disappointed with the frivolous law suits which had and are now being filed. They were very appreciative of the current and previous board.
- A letter was sent to Ray & Judi Huseby. They own property at the entrance of our subdivision which our roads service. They have paid dues to the Association in the past even though they are not an Association member. They said they would continue to pay the \$150 per year. They did pay the \$175 requested for this year. This is greatly appreciated as they do not have any legal requirement to do so.
- The board also asked Huseby what he knew about the paving of the road at the front entrance when the subdivision was platted. He replied that the county took \$20,000 of the permit to have the entrance paved to reduce the dust for the neighbors including Aramark. This is stated on the plat filed with the county.

Open Discussion:

- There was none

Adjournment: A motion was made to adjourn. Seconded and passed. ***The next meeting will be: Tuesday, September 27, 2005 at 7:00 p.m.***

Respectively submitted,

***Jim Bignell
President***

**Cedar Mesa Ranches Financial Report to BOD
August 30, 2005**

Accounts Receivable

2001 Dues	\$150.00
2003 Dues	\$200.00
2004 Dues	\$300.00
2005 Dues	\$350.00
2005 Dues Increase	\$2,410.25
Road assessment	\$1,000.00
Total	\$4,410.25

Accounts Payable

Total	\$0.00
	\$0.00

Cash on Hand

\$22,469.14

Working Budget (2005)

Item	Budgeted amount	Spent to date
CPA/tax prep	\$200.00	\$192.00
Contingency Fund	\$2,000.00	\$0.00
Fire mitigation	\$1,000.00	\$0.00
Insurance	\$1,850.00	\$2,050.00
Office supplies	\$1,300.00	\$937.14
Professional and Other Fees	\$5,000.00	\$5,578.88
Road Maintenance	\$10,000.00	\$8,280.03
Road Improvements	\$32,584.00	\$24,650.00
Emergency Road Repair	\$2,000.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$0.00	\$0.00
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$2,800.00	\$1,793.00
Total	\$62,309.00	\$45,776.45

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

**September 27, 2005
San Juan Basin Technical College
MINUTES**

In Attendance: Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, John Lyren and
7 members of the HOA

Absent: Sean McCall, Chris Schaufele

Call to Order: 6:58 p.m.

Approval of Minutes: Motion made, seconded and passed.

Secretary Report - Ruth Bignell

- Minutes went out on August 31st.
- Covenant & By Laws voting letter sent via mail. Reply due not later than Oct. 21st
- Lot 37 sold to Gregory & Amelia Welden – Rimrock, AZ
- Lot 61 sold to Jon & Laurie Aarts-Riverside, CA
- Lot 64 sold- no info
- Lot 79 sold to Jeff Adcock –Dolores
- Lot 56 sold – no info
- Tract G sold to Herbert Didier – Carmel, Indiana

Treasurer Report: John Lyren

- There is currently \$18,310.74 in our account.
- There are 2 outstanding bills to be paid. \$215 for rental of a bush hog and \$80 for lawyer consultation on the proposed covenants.

Fire/Weed Committee – Bryan Johnson

- The HOA rented a bush hog on 9/10 for 7 hrs. to mow along the edge of the roads in order to control noxious weeds. This was a trial run as we are trying to find different ways of weed control without paying a commercial spraying company \$1800 per year and not getting a first rate job done on our weeds. The bush hog did pretty well except for the areas with ditches. Some of them are steep and it is difficult to get down in them. We will try again in the spring and then decide which was to go.
- A question was asked last month if we should keep our fire ban sign up all the time. After checking with the Montezuma County Sheriff, we found out that we can do what we want but they will not enforce the rule if it does not agree with the county restrictions. We will continue to abide with the county regulation on the fire status.
- There will be a talk on Thursday, Sept. 29th at 7pm about “Mountain Lions in the West” It will be held at the Mancos Community Center, 130 Grand Ave.

Building Advisory Committee – Greg Kemp

- A letter was received from the owner of Lot 48 regarding possible covenant violations. All the boards concerns were addressed and therefore the Board will take no further action. A motion was made to monitor this situation. It was seconded and passed.

- A letter was given to the owner of Lot 84 in reply to his previous letter addressing possible covenant violations. The owner was present at the meeting and agreed to provide the Board with a timeline for his construction. A motion was made, seconded and passed to allow the owner time to submit his construction timeline.
- At the July meeting, there was discussion regarding the purchase of signs for the emergency fire road on J.7. A motion was made to purchase the signs for \$150, seconded and passed.

Road Committee – Gary Brodhagen

- The front entrance to be done Wed. Sept. 28th.*
- The road has eroded away on K.3 at Mud Creek. Rock will be put in the ditch.
- There was a discussion regarding Road 35.3. It is not in good shape but at this time, money is a problem as it will take \$6,000 to fix it. It will be the first road done in Spring, 2006.

***NOTE:** When Gary arrived home from the HOA meeting, he had received a message that the sub-contractor had cancelled the front entrance job. After several calls to other companies, it was pretty evident that they are all booked up and could not accommodate us at the last minute. The earliest we can contract with anyone is in the Spring. Four Corners Materials has agreed to do the entrance at that time for approximately the same cost. The Road Committee will consider diverting project money to Road 35.3. To say we are disappointed is putting it mildly but, it will get done but not as soon as we would have liked.

Activity & Grounds Committee – Ruth Bignell

- The Committee has scheduled a clean up day for the front entrance. It will be Sat. Oct. 8th at 10 am. We would like to clean up the edges of the road as far as possible and trim up the Cottonwoods along the way. Bring your mower, weed trimmers and whatever else we may need to do the job. Hopefully, we can construct a front entrance next spring.
- A discussion followed regarding the insurance the HOA is paying for the mailboxes. It was felt that we should not be paying insurance on government property. A motion was made to check into this. It was seconded and passed.

Covenant Committee – Jim Bignell

- The Board was scheduled to vote on the Board vote for the By Laws. A motion was made to table this action until the Board conducted further discussions. The motion was seconded and passed by a vote of 3 to 2. It will now come before the HOA meeting in October.

New Business

- Michelle Charbonneau had sent an email to board members pointing out several concerns in the Covenants. Most of them were that the word tract was left out of sentences with the word lot in it. This was missed by the committee and should have been included. She also had some other concerns regarding deletions. The board felt that everyone was capable of reading both sides of the document and to figure out what was/was not deleted. Michelle felt that members would only read the underlined sections and wanted to send out a letter to all members explaining her views. The Board provided her with member addresses. The Board would like to make clear that it did not view this document before it was sent out and her views or accuracy on certain aspects of the covenants are not necessarily that of the Board. We have had several inquiries regarding the covenants and would encourage your questions for clarification of any of the covenants. The Board encourages you to read both sides of the document and make your own informed decision. You may call or email any board member with your questions.

- Several questions were presented by members regarding clarification of several covenants. Jim Bignell tried to explain the reasons certain covenants were altered. As in every document, interpretation is a factor. Not everyone sees it the same way. This document is very important and while some will not please everyone, it is important that you cast your vote whichever way you believe. Those that do not pass will revert back to the original covenant.
- Chuck WieSel stated that a new Senate bill was passed regarding the management of HOA's in Colorado. Chuck has sent a copy to the Board members. The Board will be looking at this document to study its impact. Most of the changes are effective January 1, 2006.
- Mr. Torin Andrews has sent an email to the Board and other select HOA members suggesting that there could be some sort of violence toward him. This board or anyone else we know has never suggested this type of action. This statement was made after a conversation with our lawyer. The lawyer's response was immediate and according to the lawyers response, no such threat was made to Mr. Andrews. The insurance company has assigned a new group of lawyers from Denver to continue our case. They have received all documents for review and we expect a response from them next week.

Adjournment: The meeting was adjourned at 8:40 pm. **The next meeting will be Tuesday, October 25, 2005**

Respectively submitted:

Ruth Bignell
Secretary to the Board

Cedar Mesa Ranches Financial Report to BOD
September 27, 2005

Accounts Receivable

2001 Dues	\$150.00
2003 Dues	\$200.00
2004 Dues	\$300.00
2005 Dues	\$350.00
2005 Dues Increase	\$1,110.00
Road assessment	\$1,000.00
Total	\$3,110.00

Accounts Payable

Total	\$0.00
	\$0.00

Cash on Hand \$18,310.74

Working Budget (2005)

Item	Budgeted amount	Spent to date
CPA/tax prep	\$200.00	\$192.00
Contingency Fund	\$2,000.00	\$0.00
Fire mitigation	\$1,000.00	\$0.00
Insurance	\$1,850.00	\$2,050.00
Office supplies	\$1,300.00	\$1,128.98
Professional and Other Fees	\$5,000.00	\$5,578.88
Road Maintenance	\$10,000.00	\$8,280.03
Road Improvements	\$32,584.00	\$29,273.00
Emergency Road Repair	\$2,000.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$0.00	\$0.00
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$2,800.00	\$2,008.81
Total	\$62,309.00	\$50,807.10

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

October 25, 2005

San Juan Basin Technical College

MINUTES

In Attendance: Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, John Lyren and Sean McCall. Eight members of the HOA also attended.

Absent: Chris Schaufele

Call to Order: 7:00 p.m.

Approval of Minutes: Motion made, seconded and passed.

Secretary Report - Ruth Bignell

- Minutes went out on Oct. 3rd
- Lot 56 sold to Danny & Katherine Stevenson
- Lot 73 sold to Chris & Susan Eninger, Santa Fe, NM
- Lot 74 sold to Thomas & Melodee Horton, Tucson, AZ

Treasurer Report: John Lyren

- There is currently \$17,239.26 in our account.
- There are 3 outstanding bills to be paid. (See attached)

Fire/Weed Committee - Bryan Johnson

- Front entrance fire sign changed to MODERATE. We still need to be careful starting a fire.

Building Advisory Committee - Greg Kemp

- Follow up done on Lot 48. The improvements requested by the Board are progressing.
- We have had no response as yet from a letter sent to Lot 84. A response is due by the end of November.

Road Committee - Gary Brodhagen

- Due to the fact that we were unable to secure a contractor for the front entrance until spring, the allotted money was reallocated to Road 35.3 which is in our original road plan to be done next year.. The road was done just past Tract C and will be finished next year.
- Rock and gravel was added to fix the washout on Road K.3 at Mud Creek

Activity & Grounds Committee - Ruth Bignell

- The Committee thanks everyone that came out to help clean up the front entrance. Eight homeowners worked for 4 hrs to clean to the top of the hill. We had hoped to get further, but, the heavy growth slowed our progress. We will schedule another day in the spring. Our thanks go to Gary Brodhagen for providing the solar lights that were installed in the entrance posts. Work to make the sign more visible will be done before winter sets in.

Covenant Committee – Jim Bignell

- The Board sent out a communication to clarify questions asked by members.
- The Board and the Committee would like to thank all that participated in voting for the covenants and by laws. A total of 107 members sent in their votes on this important issue. The results of the covenant vote are as follows: PASSED-#Definitions, #3, #5, #8, #13, #14, #20, #27, #29, #30, #31, #32, #33, #34, #35, By Laws-#7, #D, #E, #F. NOT PASSED-#2, #9, #11, #22, #26. By Laws-#8. All covenants and by laws that did not pass will revert back to the original covenant or by law. We will send via email to those that have it or by regular mail. They will also be posted on the website. These will be filed with Montezuma County. Copies will also be sent to all title and real estate companies.
- The by laws attached were modified and required a board vote only. All were passed by a motion and seconded. There are 11 pages so you may not want to print them all out.
- Copies of the complete covenants and by laws will be sent to HOA members. Those of you with email, will receive them that way, others will receive by regular mail

Old Business

- In reply to inquiries, Jim spoke with the Postmistress at the Mancos Post Office regarding the insurance for the mailboxes. According to her, we do not have to carry insurance, but, if anything should happen to the boxes, they would not replace them. The cost per pedestal is \$1,000. It is in our best interest to continue the insurance coverage.
- Jim gave an update on our ongoing lawsuit with Mr. Torin Andrews. We were notified that a Declaratory Motion has been filed this past week. The suit is progressing.

New Business

- The Board is soliciting nominations for board positions for 2006. Anyone interested, please submit your name in writing by Nov. 20, 2005 and attach a brief paragraph about yourself and your reason for running. Submit your name to the Nomination Committee either by mail at 10208 Road 35 or by FAX at 564-1099.
- A new law is in effect in relation to the CCIOA law. Several amendments have been made by the State of CO. Some are in effect immediately, others go into effect Jan. 1, 2006. The most important one governs the way we vote. Here is an excerpt that relates to that issue: VOTES FOR POSITIONS ON THE EXECUTIVE BOARD SHALL BE TAKEN BY SECRET BALLOT AND, UPON THE REQUEST OF ONE OR MORE UNIT OWNERS, A VOTE ON ANY OTHER MATTER AFFECTING THE COMMON INTEREST COMMUNITY ON WHICH ALL UNIT OWNERS ARE ENTITLED TO VOTE SHALL BE BY SECRET BALLOT. BALLOTS SHALL BE COUNTED BY A NEUTRAL THIRD PARTY OR BY A UNIT OWNER WHO IS NOT A CANDIDATE, WHO ATTENDS THE MEETING AT WHICH THE VOTE IS HELD, AND WHO IS SELECTED AT RANDOM FROM A POOL OF TWO OR MORE SUCH UNIT OWNERS. THE RESULTS OF THE VOTE SHALL BE REPORTED WITHOUT REFERENCE TO NAMES, ADDRESSES, OR OTHER IDENTIFYING INFORMATION.
- Ruth Bignell has been appointed to Chair the Nomination Committee. Her statement follows: Anyone interested in serving on this committee, please submit your name to the above address/fax. If you submit your name, you must be able to attend the annual meeting, you cannot be a candidate or a board member. Three people will be chosen from this pool to serve on the committee. Of these 3, two will be randomly chosen to count ballots at the annual meeting and to announce the results to the membership.

Open Discussion

- A letter was read from the owner of Lot 42 regarding the covenants and CCIOA law.
- A question was asked regarding the dues being due in January instead of March. The Board replied that the annual meeting was changed last March to the 2nd Saturday in January for fiscal reasons.
- A suggestion was made to do a survey on trash pickup in the subdivision. In order to cut down on the amount of trucks that come into the subdivision, it was suggested that maybe we could consolidate this service to one company and maybe get a better rate in doing so. Greg Kemp will develop this survey and it will possibly go out with the ballot in December.
- An HOA member asked clarification about the definition of a shack in relation to water, sewerage disposal and electric. The specific question was in regard to electric and if solar was OK. The Boards response was YES, it was. An additional question was asked regarding reducing the dues. The dues are re-examined every year at the annual meeting. The dues were permanently raised by a majority vote but the Board also stated that after 3 years, it would be looked at for a possible change. Any change, will require a majority vote by the membership.
- The owner of Lot 114 thanked the Board for the time and effort put forth in trying to make the subdivision better. The Board has received several other emails as well. The Board thanks all for their support.

Adjournment: The meeting was adjourned at 9:03 pm. **The next meeting will be Tuesday, November 29, 2005**

Respectively submitted:


Ruth Bignell

Secretary to the Board

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

**November 29, 2005
San Juan Basin Technical College
MINUTES**

In Attendance: Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, John Lyren and Sean McCall. Two members of the HOA also attended.

Absent: Chris Schaufele

Call to Order: The BOD meeting was called to order at 7:02 pm

Approval of Minutes: A motion was made to approve the Oct. 25, 2005 minutes. Seconded and passed.

Secretary Report – Ruth Bignell

- Thank you letter sent to San Juan Basin Technical College for the use of their faculty.
- October minutes went out on Oct. 31, 2005
- Covenants & Bylaws recorded with Montezuma County on Nov. 3, 2005
- Covenants & Bylaws sent out on Nov. 3, 2005 via email & mail
- Covenants & Bylaws sent to 21 Real Estate Co. & 3 Title Co. on Nov. 3, 2005. We have received feedback thanking us for providing them with the information.
- Lot 67 – No owner info

Treasurer's Report – John Lyren

- There is currently \$7,104.21 in our account.
- We have 1 outstanding bill to be paid for \$1000. This is the deductible for the insurance litigation
- \$900 in dues and assessments were written off as "bad debts". They include: 2003 Dues-\$50, 2004 Dues-\$150 and road assessment-\$700. This is money we cannot collect as the properties have been sold and the title company did not collect what was owed. Motion made, seconded and passed.
- Budget funds have been reallocated to reflect our expenditures. (See attached budget) Motion made, seconded and passed.
- Received \$275 from lot owner toward 2006 dues.

Fire/Weed Committee – Bryan Johnson

- Fire sign still reads moderate. After the first snowfall, it will be changed.

Building Advisory Committee – Greg Kemp

- Reports have been made to the board regarding trespassing on various lots. It is important to remember to get the owners permission before going on their property. This is really a law enforcement issue if the owner chooses to report it. We ask you to be considerate of others property.
- No response has been received from the owner of Lot 84 in regard to a letter sent to him requesting a site plan and timeline for improving his property by the November meeting. At the meeting in September, the owner stated that he would provide this information to the Board.. A letter will be sent requesting this information.

Activity & Grounds Committee – Ruth Bignell

- The sign at the front entrance was removed on Sat. for refurbishing. It will be replaced on Sat. Dec. 10th.
- Two Christmas wreaths placed on the poles at the front entrance were donated by Jim & Ruth Bignell.

CEDAR MESA RANCHES FINANCIAL REPORT

11/29/2005

Accounts Receivable

2001 Dues	\$0.00
2003 Dues	\$50.00
2004 Dues	\$150.00
2005 Dues	\$175.00
2005 Dues Increase	\$550.00
Road assessment	\$700.00
Total	\$1,625.00

Accounts Payable

Insurance Deductible 10/17/2005	\$1,000.00
Total	\$1,000.00

Cash on Hand **\$7,104.21**

Working Budget (2005)

Item	Budgeted amount	Spent to date
CPA/tax prep	\$200.00	\$192.00
Contingency Fund	\$0.00	\$0.00
Fire mitigation	\$0.00	\$0.00
Insurance	\$3,563.00	\$2,563.00
Office supplies	\$2,000.00	\$1,576.91
Professional and Other Fees	\$6,028.28	\$6,020.28
Road Maint/Improvements	\$52,578.75	\$49,068.03
Emergency Road Repair	\$0.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$416.00	\$231.69
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$1,758.81	\$1,758.81
Total	\$70,119.84	\$63,706.12

Note: Revised budget includes \$ carry over from 2004.

*Lien Money Recovered Lot #56	\$1,050.00
Penalty and Interest Collected	\$324.49
Total Lien Collected	\$1,374.49

**This amount is included in the Cash on Hand Amount.