

Cedar Mesa Ranches Homeowners Association, Inc.

P.O. Box 62
Mancos, Colorado 81328
www.cmrhoa.org

President: Diane Cherbak
Phone: (970) 739.1704

BOD Meeting Minutes

July 15, 2020, 7:00 p.m.

Cherbak/Johannesmeyer Residence & Virtual (Zoom) Meeting (due to COVID-19 isolation)

Board of Directors Present (4/5): Diane Cherbak, Roy Wilkinson, Terry Wheeler & Steve Beh, Absent: Paul Ruatti

HOA members in attendance (20): Susan Whitfield, Tim Pargee, Bob Fetterman, Dana Fetterman, Jose Armijo, Allen Giannakopoulos, Maria Giannakopoulos, Cathy Wyant, Pam Hart, Bill Hart, Dan Stough, Caryl Parker, Chris Hinds, Greg Kemp, Phil Mayor & Judi Wilkinson. Zoom attendees: Cindy Keel, Mary Bock, Philip Bock, Liz Chandler

Call to Order: The meeting was called to order at 7:08 p.m.

Past Minutes (Board of Directors Meeting held on May 20, 2020): The minutes were approved with changes.

- Changes to minutes
 - Stakeholders meetings (60% said speeding not a problem)
 - Equipment purchases (water truck, water tank & grader)

Secretary's Report: Roy Wilkinson

- Minutes are being recorded.
- Zoom meeting for those not attending in person.
- Discussed logo contest announced for CMR HOA.

Treasurer's Report: Diane Cherbak

- Covered financial periods (May & June).
- Motion to approve financials. *Passed.*
- All property dues are current for 2020

Fire / Weed Committee Report: Paul Ruatti (report by Diane Cherbak)

- **Weed Report:**
 - Everyone has done at least one weed spraying application.
 - Purchased more chemicals for this year's application.
 - Purchased another tank.
 - Status: tumbleweed is a problem this year, possibly due to disbursement of seeds from mowing in 2019.
 - Suggested to spray a "pre-emergent", Cathy Wyant will investigate (cost, weeds affected & availability).
 - Cathy Wyant reported that several lots had knapweed. She will provide lot numbers so we can contact Bonnie Loving to investigate. She would send the property owner a notice for mitigation. We will also talk to Bonnie regarding tamarisk mitigation throughout the subdivision.
- **Fire Report:**
 - Had a meeting of the CMR First Responders. Bruce Short & Chris Hinds provided information as to what actions to take if a fire is spotted.

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Roads Committee Report: Chris Hinds

- Grader almost ready to use (waiting for a nut to be delivered), thanks to those who helped (Tim Pargee, Terry Wheeler, Phil Bock, Phil Mayor & Chris Hinds).
- Water truck is working well keeping the roads watered (driven by Steve Campbell, Stan Mattingly & Chris Hinds).
 - Installed a new/used rear tire on water truck.
 - Budget for new (retreads) rear tires in 2021.
 - Water tank at the fire barn is paying for itself, Mancos FD allowing us to fill from the frost-free hydrant (installed by Terry Wheeler, Phil Bock, Phil Mayer & Chris Hinds).
 - Water access has been installed at the Sanders residence. Water level is dropping, so will need to use the tank at the fire barn due to water level.
- Work to road since last BOD meeting.
 - Added “fines” to multiple road areas, mainly for preparation of Magnesium chloride application.
 - Mowing completed on Road 35 & some side roads (thanks to Bob Sanders).
 - Removed unsightly “rip-rap” by Road 35’s hill/guardrail area & installed on Road 35 hill (out-of-sight) and J.7.
 - Herb & Bernie helped to hide the “rip-rap” on J.7.
 - The parent company of Earthbind will be contacted to get a quote for 1.2 miles of Road 35 (CMR entrance to the top of hill). This will be the second treatment for this area, hopefully it will make the road good until next spring. Will provide cost after discussing CMR road needs with the company.
- Upcoming road items
 - J.8 road condition investigated: want to narrow roadway, addition of road base crown & ditches needed.
 - J.7 road condition investigated: addition of road base.
 - Task revealed from Stakeholders meeting: investigate road base depth, will occur within the next couple months. Noted: Cross slope and width inventory conducted a few years ago by Terry and Stan. Those areas have been corrected. Up to 100% cross slope/crown on the main road now. Side roads have minimal crown.
 - Speed hump installation.
 - Speed humps have arrived (as of July 14, 2020).
 - Location of underground utilities underway for speed hump installation.
 - Sign posts must be installed before the speed humps.
 - Diane has asked for a speed survey conducted at ~ Lot #3 or #4
 - Will be conducted after speed hump installation
 - Residents on J.7 have had a number of potential campers looking for camping sites near the BLM
 - Would like to add a sign to J.7 and entrance stating “No Access to Public Lands”.
- Q & A

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- Residents have noted noticeable reduction of dust since the watering operations began.
- Stakeholders Meeting identified road issues and dust control. The current Roads Committee's operations are due to members' input brought up at the meeting.

Building Advisory Committee: Terry Wheeler

- Sent out two e-mails to property owners (Lots #30 & #116), who have not provided information about their build, asking for information.
- Construction Status:
 - Lot #47 (corner NE corner of K.1 & Road 35): currently under construction.
 - Lot #111 (Road 35, past Road 35.6): preparing to begin construction, sent request for information (for offset review).
 - Lot #50 (SE corner of K.1 & Road 35): waiting for response regarding design of pole barn. Current design does not obscure camper. Diane Cherbak suggested writing a letter ASAP to indicate concerns prior to completion of barn.

Property Management Report: Terry Wheeler

- Lot #7 (near entrance): concern regarding camper being seen from Road 35.
- Discussion on Covenants.
- Annual Inspection Update:
 - Conducted windshield inspection. On-going and will provide detailed report at annual meeting.
 - Discussion
 - Q: (Greg Kemp): "When there is an "exception" (variance) to the Covenants, and its approved (by BOD), is the "exception" documented?"
 - A: (Terry Wheeler): "A letter is sent to the BOD requesting an "exception", the BOD reviews the request and a letter is sent with the BOD's decision." A report is made at the next meeting, which is entered into the official minutes.
 - Q: (Greg Kemp): "Is there a record kept which indicates who/which neighbors approved the request?"
 - A: (Terry Wheeler & Diane Cherbak): "Electronic copies, identifying lot number and neighbors, are archived".
- Property Transactions:
 - Two properties closed during past couple months.
 - Three properties pending.

Old Business: Diane Cherbak

- The By-Laws Review Committee will be meeting in the future. Due to the pandemic, the By-Laws Committee has postponed meetings.

New Business:

- Transferring of excess revenue (carry over) from 2019, in the amount of \$6,062.40 to Road Maintenance (budget

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line item). Discussed with CMR book keeper to verify amount since last meeting. Motion to transfer the \$6,062.40 to Road Maintenance. *Passed.*

- Transferring \$2,000 from the Snow Removal (budget line item). Budget currently is \$7,500, this year (between January & March, 2020), we spent just over \$1,000 of the \$7,500. Motion to transfer the \$2,000 from the Snow Removal budget to the Road Maintenance. *Passed.*
- Contacted by the Executive Director of the Wildfire Adapted Partnership (WAP) to inquire about donating money to their organization to help fund their Montezuma County Coordinator (Alex Graf). History presented, past fund-raising events discussed. Currently CMR has budgeted \$660 for Fire Mitigation (budget line item). Potential funds to donate: \$500 from Fire Mitigation budget and \$200 from Tax Preparation (budget line item), \$100 Taxes (budget line item) and \$700 from Contingency Fund, totaling \$1,500. Tax Prep and Taxes line items have been unused. This is a “one-time” donation since WAP was unable to hold fundraiser due to COVID-19..
 - Discussion.
 - Motion to donate \$1,500 to help fund the County Coordinator. *Passed.*
- Prepayment of 2021 dues removed from agenda.
- 2021 proposed budget overview:
 - Insurance premium: increased to \$4,400.
 - Legal Fees: decreased from \$5,000 to \$3,000.
 - Sign budget: increased \$100 to \$350.
 - Snow removal: left at \$7,500 (adopted January, 2020, decreased from \$12,000).
 - Tax Preparation, Taxes & Webpage: remains at current amount.
 - Road Maintenance: increase due to funds transferred from Legal Fees budget.
 - Motion to adopt 2021 Budget. *Passed/Adopted.*
- Former resident and past Board member Mike Handron passed away recently.
- Annual Meeting date confirmation: Saturday, September 19, 2020 (proposed).
 - Greg Kemp will investigate the Grange, in Mancos as an Annual Meeting location.
 - Annual Meeting Picnic status, TBD
- Ballot Issue: Modification to Covenant 32, to be included as a 2020 ballot item.
- Roads Committee: consideration of dues special assessment for entrance’s road improvement.
 - Discussion. No decision at this time regarding special assessment.
- 2020 Balloting:
 - Two Directors’ positions will be open.
 - Discussion.

Members Forum / Comments:

- (Allen & Maria Giannakopoulos): provided accolades to the Roads Committee for the job being done to the

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roads. Noted they have been CMR HOA members for 13 years and the current road conditions are the best they have experienced.

- (Allen & Maria Giannakopoulos): inquired about recent rumors about crime/theft.
 - Discussion.
- FYI: Nextdoor app has approximately 50% CMR residents/tenants as members.
- (Greg Kemp): make sure driveways are cleared during the winter months to indicate home occupancy.
- (Chris Hinds): has noted an increase in people entering the Mancos/Cortez area who are up to no good. Remember to remove your keys from your car while unattended. “See something, say something!” Be aware of unfamiliar vehicles!
- (Dan Stough): asked about possibility for hiking/walking path in the HOA.
 - Discussion.
- Motion to adjourn.

Adjournment:

- The meeting was adjourned at 9:10 p.m.

Next scheduled BOD meeting:

- ☐ Board of Directors Annual Meeting: Saturday, September 19, 2020 @ 3:00 p.m., Mancos Fire Barn (located at Cedar Mesa Ranches entrance, near mailboxes).

Respectfully Submitted,

Roy Wilkinson | *Secretary*
Cedar Mesa Ranches HOA
August 31, 2020



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