

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 May 20, 2020, 7:00 p.m. Virtual Meeting via Zoom (due to COVID-19 isolation)

Board of Directors Present: Diane Cherbak, Paul Ruatti, Roy Wilkinson, Terry Wheeler. Absent: Steve Beh

HOA members in attendance (15): Tracy & Rob Jones (Albuquerque, NM), Susan Bryson, Cathy Wyatt, Stan Mattingly, Mary & Phil Bock, Stan Welborn & Elder Witt (Washington, DC), Janet Huffman, Susan Whitfield, Nan & Steve Campbell, Judi Wilkinson and Chris Hinds

Call to Order: The meeting was called to order at 7:10 p.m.

Minutes (Board of Directors Meeting held on January 15, 2020): The minutes were approved.

Secretary's Report: Roy Wilkinson

- Minutes are being recorded via Zoom.
- Website
 - Pictures are being submitted by CMRHOA members for the website.
- CMR HOA Community Board library is up and running and our members are borrowing and supplying books, games and puzzles.
- Chimney sweep service (Animas Chimney Sweeps, Inc., Durango (970) 385-2606), Tyler) was posted on the Community Board. Per Tyler, had 11-12 customers. Everyone seemed happy with the service provided. Will contact them next year for their services. Due to scheduling, early spring is a good time to have the service done.

Treasurer's Report: Diane Cherbak

- Covered financial periods (January & February, 2020).
 - Incoming funds, expenses & balances discussed.
 - January & February, 2020 financials approved.
- Covered financial periods (March & April, 2020).
 - Incoming funds, expenses & balances discussed.
 - Large purchases include water truck (2000 gallon) and Caterpillar grader for road maintenance.
 - Road maintenance & snow plowing line items. Discussion.
 - March & April, 2020 financials approved.
- Dues Status (2020): to date, only five members owe partial payments, all other members are current with dues.

Fire / Weed Committee Report: Paul Ruatti

- **Fire Report:** Evacuation drill has been postponed until further notice. No future meetings are scheduled at this time. Due to COVID-19, first responders that would be participating in the evacuation drill would not be available. Its possible we may plan another fire-related community event.

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- Diane Cherbak attended the Durango and the Montezuma County Wildfire Adapted meeting via Zoom.
- Wildfire prediction for 2020: this year's wildfire high risk conditions are a month early due to weather.
- **Weed Report:** Will be sending the weed sprayer volunteers an e-mail regarding information about personal protective equipment (PPE) that should be used during weed control applications.
- Chemicals for weed control need to be ordered for this year's application. Diane will order.

Property Management Report: Terry Wheeler

- If you have Countryside Disposal, they will install a "bear proofing" cable on your trash can for a one-time fee of \$10.00. (Diane Cherbak)

Roads Committee Report: Chris Hinds

- "Roads Update" report (see attached titled "Roads Update 5/20/2020 BOD Meeting").
- Stakeholders' meeting held on Saturday, March 7, 2020 (overview)
 - Speed humps and dust were the main topics discussed at the meeting. The plan is to install two speed humps, paid for by a few CMR HOA members (not the members at large), (upon Board approval) at the beginning of Road 35 (near mailboxes) approximately 500 feet apart. Speed hump usage signs to be purchased by CMR HOA and installed to notify motorists of speed hump use. Speed measurements will be conducted after speed hump installation to determine effectiveness and will be reported to the Board.
- Discussion.
 - Cost for each speed hump installation is approximately \$1,200.
 - Motion to purchase two speed humps (speed humps purchase by CMR HOA members) and install with five warning signs (signage purchase by CMR HOA). Motion passed to install speed humps at two locations with signage.
 - In a recent NextDoor survey, 60% of CMR membership felt that motor vehicle speed is a problem in the CMR HOA. (Chris Hinds)
- Dust control along Road 35 was the second main concern voiced during the Stakeholders' meeting,. Primary way is to budget for two treatments. First treatment (completed) is to apply Magnesium chloride from the entrance (Road 35) to K.3. Road conditions have greatly improved due to application of the Mag chloride and water (via water truck).
- Road ownership topic was discussed.
- It was stressed at the Stakeholders' meeting, that the HOA's roads are "multi-use" roads. Runners, walkers, horseback riders, bicyclists, etc. use our roads and courtesy towards the non-vehicular traffic is "demanded".
- Would like to schedule another Stakeholders' meeting in late summer.
- Have been watering roads with the water truck since April.
- Road grader needs further maintenance before use.
- Water tank was acquired for no cost and has been installed at the fire barn. Volunteers plumbed the tank.
- Water system at the Sander's residence (pulling from the pond) is scheduled to be installed.

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- Concrete pieces are being installed in culverts for erosion control.
- The Roads Committee made a request to the Board for some of the CMR members to pay their 2021 dues early to assist with road maintenance, since future road maintenance will be less, due to 2020 purchase of trucks. Projected future needs: \$8,000 for J.7 & J.8 improvements. Per Diane Cherbak, an excess of \$6,000 from the 2019 budget could be put towards the improvements. Topic will be reviewed with CMR Treasurer to determine feasibility. Discussion. Moving of funds tabled until next meeting.
- Would like to thank the Roads Committee for their hard work (Steve Campbell).

Building Advisory Committee: Terry Wheeler

- Lot #47: is under construction
- Lot #50: pole building was found to be ten feet too close to Road 35 and was discovered after construction began. Owner obtained written consent of four adjoining neighbors to permit location. Board approved the requested variance.
- Lot #1: was going to build this year, but pandemic halted build. Installing new floor in outbuilding at this time.
- Lot #77: has started construction, foundation dug.
- Lot #31: house under construction, close to completion
- Annual inspection will be done in the next few months, report forthcoming.
- Lot #7: a new small structure has been built and the setback was a concern. It was noted that the setback is 120 feet, so is in compliance.
- Lot #16: RV on lot. Contractor indicated the house would be done in December, 2019. The owners were granted a variance to the end of February for the RV. They are in the process of waiting for their Propane tank to be installed.
- Lot #114: was in escrow and a concern for setback of shop building was raised. Position of building was two feet too close to property line. Acceptance of location by adjoining property owner was secured. Board granted the requested variance.
- Lot #48: visited property which has a shipping container. A letter was drafted to property owner regarding the covenant violation. Reply by owner indicated that the owner approached the neighbors and no neighbor had an issue with the container. CMR Board has not responded at time of meeting. Past practices have not allowed for the use of such containers. June 8, 2020 was the deadline to have container removed.
- One property sold in February, another property is in escrow and one is scheduled to close.
- Due to the continuing problems with guest houses, a letter was drafted and approved by the Board. The letter is to be signed by new owners, at the close of escrow, to acknowledge that guest houses can not be used as a residence or rented, per the CMRHOA Covenants. A recent purchaser has signed the agreement. Discussion.

Old Business: Diane Cherbak

- The By-Laws Review Committee will be meeting in the future. Due to the pandemic, the Committee has postponed meetings.
- Reduction of speed limit was tabled at the January, 2020 meeting. At this time, lowering the speed limit is tabled until the effectiveness of the speed humps is determined. There is no way to enforce the speed limit so efforts to change the mindset of the motorists is a better approach. Re-tabled until further data is collected.

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- There will be two Board of Director positions opening in September, 2020. More information forthcoming at the July, 2020 meeting.
- Annual budget draft will be presented at the July, 2020 meeting for Board approval. Budget to be ratified at the Annual meeting.
- Roads Committee would like to submit a roadwork plan for the 2021 budget at the July, 2020 meeting. (Terry Wheeler)

New Business:

- Motion for adjournment.

Adjournment:

- The meeting was adjourned at 8:37 p.m.

Next scheduled BOD meeting:

- Board of Directors Meeting: Wednesday, July 15, 2020 @ 7:00 p.m., Mancos Public Library (tentative location).

Respectfully Submitted,

Roy Wilkinson, CMR HOA Secretary
June 22, 2020



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