

# Cedar Mesa Ranches Homeowners Association, Inc.

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

President: Diane Cherbak  
Phone: (970) 739.1704

## **BOD Meeting Minutes** Wednesday, November 18, 2020, 7:00 p.m. Virtual Zoom Meeting

**Board of Directors Present (5):** Diane Cherbak, Allen Giannakopoulos, Paul Ruatti, Roy Wilkinson, Steve Beh.

**HOA members in attendance (10):** Janet Huffman, Daniel Stough, Caryl Parker, Stan Wellburn, Mike Power, Chris Hinds, Stephanie Hinds, Tim Bolyard, Elder Witt and Stan Mattingly.

**Call to Order:** The meeting was called to order at 7:05 p.m.

**Minutes (Board of Directors Annual Meeting held on September 19, 2020):** The minutes were approved.

**Secretary's Report:** Roy Wilkinson

- Minutes are being recorded via Zoom.
- Address signs are available from the Mancos Fire & Rescue. An e-mail was sent out to all the CMR members with an attached order form. Any questions, call or e-mail Chris Hinds or Roy Wilkinson.
  - (Diane Cherbak) Having an address sign is a Covenant requirement. The opportunity to purchase the signs and have them installed is a good deal.
- The Ballot Initiative (Covenant #32) results were e-mailed on September 21, 2020 to all CMR members.
  - Did not pass.

**Treasurer's Report:** Diane Cherbak

- Covered financials for September 1 to October 31, 2020 (see attached)
  - "Income & Expense Report" overview
    - No income, reviewed expenses.
    - ~\$2,400 in expenses.
  - "Statement of Income & Expense" overview
    - Most items are under budget.
    - Insurance is over budget due to August's bill increase, 2021 budget has the increase adjustment.
    - Legal fees are less than the last 5 years', spent ~\$550.
    - Sign budget line item is over budget due to the replacement and addition of numerous road signs this year.
    - Remainder of line items are within the budget.
  - "Account Balances" overview
    - \$5,351 in the checking account.
    - \$24,417 in the money market account.
    - \$40,162 in the reserve account..
    - Total bank account \$68, 932.
- (Stan Mattingly): Noted that those on CMR committees do not get paid or get an hourly wage. The HOA does

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**KEEP OUR MEMBERS SAFE AND SAVE OUR ROADS, PLEASE SLOW DOWN!**

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reimburse those individuals/committees for materials (i.e. gas, maintenance, weed chemicals, etc.). The hours spent are volunteered hours.

- The “2021 Dues Notice” will be sent out to the membership at the end of December, 2020.
  - The 2021 Annual Dues will be due on or before the last Friday in January, 2021.
  - Dues will be \$550
- Financials were approved by the Board.

## **Building Advisory Committee:** Terry Wheeler (absent)

- No report at this time.
- Three properties either closed or are in escrow since September, 2020.
- Four houses under construction.

## **Fire / Weed Committee Report:** Paul Ruatti

- Weed Report:
  - Paul submitted the application for the weed rebate to the County of Montezuma
    - Received \$300 rebate for equipment and chemicals.
  - Did not purchase many chemicals this year since had a stockpile from 2019.
    - Purchased some Milestone & surfactant in 2020.
  - Paul will submit an invoice for a new weed tank pump.
  - Discussion: (Chris Hinds) Noticed that the Russian Thistle (tumbleweed) is still on the roads and was not sprayed enough to kill this year. The Thistle tends to clump on the grader and needs to be manually removed from the blade area. In the future, would like to work with Paul Ruatti and the Weed Committee to spray and remove the thicker weeds so grading can be done more efficiently.
    - (Diane Cherbak) This year was a bad year for Russian Thistle. Once it gets established, it becomes very hardy and is difficult to kill. When conditions allow, burning is a way to thin it so the seeds aren't dispersed.
- Fire Report:
  - No report.
  - (Diane Cherbak) “Chipper Rental Rebate” and the “Defensible Space Cost Share Program” reimbursements are still available.
    - Contact Alex Graf for more information (845) 750-2914 or one of the CMRHOA Board Members.
  - Q: (Daniel Stough) We have gone through the fire mitigation process and would like to know if Mancos Fire needed to be called to re-inspect the property after the process.
    - A: (Roy Wilkinson) The last fire department inspection was a voluntary inspection by the Mancos FD. The inspection is not mandatory, though you can call to have them inspect your property. Chris Hinds or I can stop by to inspect, just contact us to set up an appointment. Can also make an appointment with Alex Graf to do a post mitigation review.
    - A: (Diane Cherbak) For home owners insurance, fire ratings are set by the State. We are in the “Red Zone” for wildfires, so it doesn't matter how well your property is mitigated, per the insurance companies, we are still in a “Red Zone”. Fire mitigation insurance rates depend on the insurance company.

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- Discussion: (Allen Giannakopoulos) The weather will be changing and many will be burning their slash piles. Owners must call fire dispatch at (970) 565-8454 prior to burning or they may face a \$1000 fine. The number goes directly to the dispatch center. It is advised that you add this number to your cell phone contacts list.
- A reminder will also be placed up on NextDoor.

## **Roads Committee Report:** Chris Hinds

- Roads Update:
  - Q: (Stan Wellburn) Would like to know the status of the speed humps.
    - A: (Chris Hinds) At this time, the speed humps are not installed. They have been purchased and are being stored until the spring.
  - The water truck has logged over 200 hours watering roads, since CMR's purchase.
  - Roads Plan for 2021 Update/Plan:
    - The Road Committee will be investigating ways to install hard surfacing on the first few miles of Road 35. Stan Mattingly will be compiling maintenance options for the CMRHOA to consider.
    - Chris noted that he would like to have something on the ballot in 2021 regarding the roads upgrade.
    - Road Committee is investigating ways to keep the roads in good condition with the current projected budget. May need to cut back on the current maintenance schedule to save money for hard surfacing.
- Current Projects:
  - Due to COVID-19, the Stakeholders Meeting was postponed, another meeting will be scheduled as soon as possible.
  - Road informational documents will be forthcoming from the Roads Committee.
    - A "Road Base Depth Survey" was conducted this summer and the findings will be compiled and presented to the CMR membership.
    - Chris will be presenting the 2021 Roads Committee agenda to the membership soon. The agenda will consist of equipment maintenance, GIS maintenance, blade maintenance and assessment of current road maintenance.
    - Currently experimenting with the addition of an aggregate mixture (developed for Cedar Mesa's roads) to J.7 and the middle of Road 35 by the mailboxes.
  - Looking for more volunteers for the Roads Committee. If interested, contact Chris Hinds.
  - Q: (Daniel Stough) Would like to know how the speed humps will be anchored.
    - A: (Chris Hinds) The speed humps come in two foot sections and are installed with pins. The roads are too hard to penetrate, even with the use of a hammer drill. An alternative method is to strap the speed humps together with metal straps and anchor to concrete posts, buried in the ditch. There will not be any pins installed in the road. A spring installation is scheduled. Winter storage will be either in the ditch or in someone's backyard.
  - PLEASE SLOW DOWN AND USE CAUTION when road work is being done. Assume the driver or road workers do not see you! For their safety, wait for them to acknowledge you before passing!
- (Diane Cherbak) The snow plow proposal is due. Flat rate is currently \$75 per hour. An updated, 2021 proposal will be submitted for the Board for review.
  - The Board approved the \$75 per hour proposal.

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- Discussion: (Tim Bolyard) There is a concern about safety and the roads after counting over 23 cars on J.3, appearing to be driving in excess of 40 mph. There are more construction vehicles and more traffic than ever before and now since the roads are in better condition, people are driving faster.
- Q: (Tim Bolyard) Would like to know if the plow will have flashers to warn people of road work, if not there may be an accident. Would not like to have the HOA involved with an accident which occurs on one of our roads. Would like to have some type of warning system during the plowing activity.
  - A: (Chris Hinds) Most of the main road plowing is done very early in the morning and the side roads are cleared second. Most of those encountered are going to work. The plow also has caution lights.
- Q: (Tim Bolyard) Will the maintainer / grader be used to plow the snow? If not, why did we purchase it?
  - A: (Chris Hinds) The grader is not as comfortable as his truck to plow snow. There isn't heat and it's a rough ride. We purchased the grader to maintain the roads and we have used it a few times; it has worked well. The maintainer / grader was used on the roads from J.9 cul-de-sac to J.8 recently. The brakes have been partially fixed.
- Discussion: (Tim Bolyard) The HOA may need to visit our insurance policy to determine if we are covered in the case of an accident due to road conditions and excessive speed.
  - (Diane Cherbak) The HOA has a "hefty" liability insurance policy. The Sheriff would be the agency who would make the accident report.
  - (Stan Mattingly) Would like to acknowledge Chris' ability to maintain our roads with the grader. If we would bring an outside contractor in to grade the roads, they would not be aware of the small amount of surface material, but Chris knows the our roads' makeup and can grade appropriately and not plow up the sub-layer aggregate material. If the maintainer is used to grade the ditches, clay, large rocks and noxious weeds will be spread onto the road's surface.

## **Property Management Report:** Terry Wheeler & Diane Cherbak

- (Diane Cherbak) The "Annual Inspection Report" has not been received from Terry yet. Will contact him for an update.

## **Old Business:** Diane Cherbak

- The By-Laws Review Committee met once since the 2020 Annual Meeting. Attempted to meet a second time, but four of the six committee members were unavailable. Will be scheduling a meeting in early December, 2020.

## **New Business:**

- (Diane Cherbak) In early September, our attorney was contacted regarding a question about our by-laws. Was informed our attorney (Attorney Smith) would be leaving the firm. We had a good working relationship with him, and he was well versed in our history and by-laws. Have not heard who will be replacing Attorney Smith.
- (Diane Cherbak) We have a new Board of Directors with new positions.
  - Allen Giannakopoulos: president (will assume office in spring / summer)
  - Paul Ruatti: vice president
  - Diane Cherbak: past president / treasurer (will work with Allen Giannakopoulos during the transition)

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- Roy Wilkinson: secretary
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## **Open Discussion:**

- No questions or discussion.

## **Adjournment:**

- The meeting was adjourned at 8:20 p.m.

## **Next scheduled BOD meeting:**

Board of Directors Meeting: Wednesday, January 20, 2020 @ 7:00 to 9:00 p.m., location TBD

Respectfully Submitted,

Roy Wilkinson, CMR HOA Secretary  
November 24, 2020