

Cedar Mesa Ranches Homeowners Association, Inc.

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

President: Allen Giannakopoulos, Ph.D.
Phone: (561) 389.4436

Board of Directors' Meeting Minutes

July 21, 2021, 7:00 p.m.

In-person Location: Mancos Library

Out of Town: Virtual Meeting (Zoom)

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

HOA members in attendance (18): Tim Pargee, Susan Whitfield, Tim Bolyard, Donna Bolyard, Steve Campbell, Nan Campbell, Bob Sanders, Dan Gagliano, Stephanie Morton, Bruce Short, Michael Noland, Terry Wheeler, Chris Hinds, Stephanie Hinds, Gary Broadhagen, Cheryl Broadhagen, Greg Pope, Julie Pope

Call to Order: The meeting was called to order at 7:06 p.m.

Past Meeting's Minutes (Board of Directors Meeting held on May 2021):

- To be approved at the September 2021 meeting. No corrections were submitted prior to the agreed deadline of July 28, 2021. May 2021 meeting minutes were not approved due to a 3-2 vote.

Resolutions Presented to the Board of Directors:

- Resolution #1: *Be it resolved by the duly elected board of directors of the Cedar Mesa Ranches Home Owners Association, Inc., at a properly noticed meeting held on July 21, 2021 at the Mancos Public Library, Mancos, Colorado at which a quorum of the directors was present:*
 - The Directors state that all current directors of the Cedar Mesa Ranches Home Owners Association, Inc. shall have unrestricted access to all banking records and accounts of the Corporation held at the Dolores State Bank;*
 - All current directors shall be authorized to sign checks on the behalf of the Corporation;*
 - All checks in the amount greater than \$100 shall require at least two signatures.*
 - The current directors of the Corporation for the purpose of this resolution are Allen Giannakopoulos, Roy Wilkinson, Paul Ruatti, Diane Cherbak and Steve Beh.*
- Motion made by Allen Giannakopoulos to consider Resolution #1, seconded by Roy Wilkinson.
- Discussion
- Motion / Resolution #1 was not adopted
 - Votes for
 - Giannakopoulos
 - Wilkinson
 - Votes against
 - Ruatti
 - Cherbak
 - Abstained
 - Beh

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Resolution #2: *Be it resolved by the duly elected board of directors of the Cedar Mesa Ranches Home Owners Association, Inc. at properly noticed meeting held on July 21, 2021 at the Mancos Public Library, Mancos, Colorado at which a quorum of the directors was present:*

1. *Not later than 14 days from July 21, 2021, the Corporation treasurer, Diane Cherbak, shall provide the full board of directors with all original financial records from July 1, 2016 to present consisting of all bank statements, canceled checks, deposit slips, receipts, invoices, tax returns and all other financial records kept by the treasurer for inspection and copying.*
 - Motion made by Allen Giannakopoulos to consider the Resolutions (#2 and #3), seconded by Roy Wilkinson.
 - Discussion
 - (Bob Sanders): Noted that about 3 or 4 years ago, there was \$16,000 “found”.
 - (Diane Cherbak): Expressed that she did not know what Bob S. was talking about and denied saying the monies (\$16,000) were “found”. She noted that there are budgeted items and any monies that are over go into the roads budget or rolled into the next year’s budget.
 - *Friendly Amendment: 14 days changed to 30 days from July 21, 2021.*
 - Discussion
 - Friendly Amendment adopted
 - Votes for
 - Giannakopoulos
 - Ruatti
 - Wilkinson
 - Cherbak
 - Beh
 - Motion / Resolution #2 with the Friendly Amendment added was adopted
 - Votes for
 - Giannakopoulos
 - Wilkinson
 - Beh
 - Abstained
 - Ruatti
 - Cherbak

Resolution #3: *Be it resolved by the duly elected board of directors of the Cedar Mesa Ranches Home Owners Association, Inc. at properly noticed meeting held on July 21, 2021 at the Mancos Public Library, Mancos, Colorado at which a quorum of the directors was present:*

1. *It is in the best interests of the Corporation and its members to conduct an audit of the Corporation’s financial records for the past five years.*
2. *The president is authorized to employ a third-party auditor who is a licensed certified public accountant to conduct the audit and provide the auditor such financial records and bank login and passwords as may be required to accomplish the same.*

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- Noted Discussion
 - (Allen Giannakopoulos) The minutes, since 2003, does not indicate that an audit had been conducted...further discussion noted that no one remembers an audit ever being conducted.
 - (Paul Ruatti) If after a review of the statements finds cause for an audit, then the monies should be allocated for an audit.
 - (Paul Ruatti) With the audit and the professional weed spraying, Allen is going to ask to raise your dues.
 - (Diane Cherbak) There is no line item for an audit in the budget, so it is suggested that we wait until 2022 to conduct the audit.
 - (Allen Giannakopoulos) CMR, Inc. has a large discretionary fund / reserve fund that could be used for the audit.
 - (Diane Cherbak) We were forced to withdraw, in 2015, \$15,000 from the reserve fund and spent three years replenishing the fund, \$5,000 at a time. The reserve was set, in approximately 2010, to set the reserve fund at \$40,000.
 - (Paul Ruatti) Is there a price set for the audit.
 - (Allen Giannakopoulos) At this time, there is not a price set, but is it estimated that \$5000 would be the cost [in agreement with Paul Ruatti's estimated cost].
 - (Unknown) A cost cap was suggested.
 - (Roy Wilkinson) Could this motion / Resolution #3 be tabled until the next meeting so more information and a cost could be determined?
- Motion / Resolution #3 to be tabled until the next meeting.
 - Votes for
 - Giannakopoulos
 - Ruatti
 - Wilkinson
 - Cherbak
 - Beh

Guest Speaker: Bonnie Loving, Weed Supervisor, Montezuma County Noxious Weed Program

- Presented information about types of weeds in Cedar Mesa Ranches, laws regarding weed spraying and options for weed spraying. (Ms. Loving provided pictures of the types of weeds in Cedar Mesa Ranches and a booklet, "*Montezuma County Noxious Weed Guide, 2020*" to all meeting attendees).
- Presented information:
 - Noxious Weed Definition: *a non-native or invasive plant that has been designated, by Colorado Department of Agriculture, as one that is injurious to agriculture or horticultural crops, natural habitats or ecosystems, or humans or livestock.*
 - The HOA's in Montezuma County, who which Bonnie consults, hire a licensed applicator to treat the by-ways, which places any liability on the applicator.
 - A private applicator's license is required to spray weeds. One can spray under someone else's license, but only as a "trained technician", per State law requirements.

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- One can spray on your own property without a license.
- Bonnie noted that it is a “great idea” to have a licensed applicator do weed treatments.
- A fall treatment with a “pre-emergent” is recommended for next year. Spring and fall is the best time to spray.
- A “neighborhood weed survey” was suggested for the HOA.
- Bonnie can provide a private weed consultation. Call for an appointment at (970) 565-0580.
- Mowing the weeds before fall may assist, especially with the fire risk.
- To clean a tank, you can use “tank cleaners” that are sold at the CO-OP or you can take the tank to the County and they will sterilize it.
- There is a “backpack” program where the County will provide a backpack sprayer full of herbicide and after spraying your property, you return the sprayer to the County.
- Montezuma County does not have a facility to receive Hazardous Waste, so the County will assist with tank cleaning.

Guest Speaker: Jackie Hassinger, “Toad-dal” Weed Control, LLC., Grand Junction, CO

- Presented types and locations of service by Toad-dal Weed Control, LLC. Has been weed spraying since 2005 and in business since 2019. Charges “time & material”. Several other weed control companies were contacted, but none responded.
- Jackie was recommended by a CMR member.
- Presented information:
 - Has surveyed CMR for types of weeds and pricing and provided information about the types of weeds we have in CMR.
 - Is certified in the State of Colorado and reviewed the certification process for the State.
 - Carries one insurance, as required by the Department of Agriculture’s.
 - Usually sprays three times a year, starting with the herbicide “*Escort*”, which kills the broad leaf weeds and does not kill the grasses.
 - Reviewed weeds and application times.
 - Her responsibility would be to spray roads and easements.
 - As spraying continues, weeds will begin to diminish over the years.
 - Jackie would be available for private property spraying also.
 - Jackie was not familiar with the Montezuma County’s rebate program for this service.
 - Quoted ~\$804.00 for each spring and summer treatments and fall treatment ~\$879.00.
 - Provided information (from Colorado State University) about a “biological” which will kill Tamarisk. Need to contact the Extension Office in Cortez or Grand Junction for more information.
- Motion was made (by Roy Wilkinson) to have “Toad-dal” provide weed spraying services for Cedar Mesa Ranches, seconded by Allen Giannakopoulos.
 - Discussion to hire “Toad-dal” weed spray for Cedar Mesa Ranches.
- Vote to hire a licensed weed sprayer (“Toad-dal”) to provide weed spraying services in CMR.

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- Passed (unanimous)

Secretary's Report: Roy Wilkinson

- May 2021 minutes and financials were sent to the membership on June 21, 2021.
- Website
 - 1200 visitors to website (to date in 2021), compared to 2020's total (for year) 1400. Up 42% in 2021.
 - Most viewed pages include the By-laws and Covenants, "Four Corners Information".
 - Additions to site include the "My Lightning Tracker" (Ryan Borchers suggestion), insurance paperwork, previous meeting's paperwork, Firewise Construction Booklet (suggested by Bruce Short).
- New property transactions:
 - Lot 12 - New owners: Mark, Steve & Chris Ruehrwein
 - Lot 66 - New owner: Sheri Woodard
 - Lot 90 - New owners: Louis & Julie Horton (Texas)
 - Lot J - New owners: Wyatt & April Medley
 - Lot N - New owners: Jessica & Jessary Forrest (Ridgway, CO)
- Reserved Mancos Library for Board of Directors' Meeting on Saturday, September 25th from 3:00 p.m. to 5:00 p.m. Room is not available on September 18th. September 11th is available.
- Reserved Mancos Library for Board of Directors' Meeting on Wednesday, November 17th from 7:00 to 9:00 p.m.

Treasurer's Report: Diane Cherbak

- Reviewed the Income & Expense Report from May 1 to June 30, 2021.
- (Allen Giannakopoulos) Asked about the legal fees and when the services were provided. He didn't remember being asked or consulted about the use of CMR's legal services since his start on March 2, 2021 as president.
 - (Diane Cherbak) Their invoicing was possibly changed since the invoice didn't come out until June and the fees were from March, April and May. Diane noted she was appointed as the legal liaison in 2015 and as in the past, if there were monies in the budget, the person spending the budget monies did not have to ask for further direction on spending.
 - (Allen Giannakopoulos) Noted that he was not notified of these legal discussions, the Board was not informed and permission was not provided.
 - On track with 2021 expenses / budget spending.
- Reviewed account balances for checking, money market and reserve. (see financials for 2021 on website)

Roads Committee Report: Chris Hinds

- Magnesium chloride road application was scheduled for today, but was postponed due to forecast of

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rain this week. Rescheduled for next week. Spraying scheduled from front entrance to K.3.

- During the next week, pothole filling (near K.3/Road 35 and other areas) will take place prior to the Magnesium chloride application.
- Within the next month, J.8 will have roadwork conducted including shoulder re-sculpturing, culvert cleaning and road crowning. In addition, adding approximately two inches of road base to most of its length.
- Long term plans (prior to 2022), add two inches of road base to Road 35, J.7, 36.7 and 35.6.
- Blading before Magnesium chloride has not worked in the past and is not scheduled for this application.

Building Advisory Committee (BAC): Terry Wheeler

- Update on the number of homes in the HOA, there are currently 107 homes, which does not include "under construction".
- Regarding the few houses that broke ground prior to consultation with the Building Advisory Committee, those owners have met with the BAC and are moving forward.
- Lot #90 has submitted plans and will be breaking ground soon.
- Lot #86 will be breaking ground soon.
- Thanks to Tim Bolyard for assisting with the 2021 Property Inventory Report (draft submitted to the board for review).
- Information for consulting the BAC will be updated in the "New Members' Packet" (on website) and the Building Advisory Committee to state that before starting construction, the BAC should be contacted.
- (Roy Wilkinson) Asked for assistance from Terry to provide verbiage for updates.
- The realtors need to provide better information for perspective owners.
- Terry will be contacting vacant lot owners to remind them to contact the BAC prior to breaking ground.

Creation of New Committees:

- Due to time, discussion/adoption of a Mitigation Education Committee and a Member Relations Committee were postponed until the next meeting.

Annual Meeting BBQ:

- A poll was sent out to the CMR membership asking their opinion on having the BBQ/picnic this year. There were 12 yes (to have a BBQ/picnic) votes and 4 no votes.
- Suggested to have the picnic at Boyle Park (as in the past).
- Roy Wilkinson will investigate reserving Boyle Park for the BBQ/picnic

Annual Budget Draft: Diane Cherbak

- Changes for 2022 include:
 - Legal fees reduced so road maintenance received left over funds.
 - Weed budget allows for application in 2021, but need to amend the 2022 budget for increase for professional weed application.

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- The Board tentatively adopted the Annual Budget, but did not “adopt” since it was received at the meeting and none of the Board members had time to review. The membership will be asked to accept the Annual Budget at the Annual Meeting, after Board approval. Review and “ratification” will be conducted, by the Board, via e-mail.

President’s Comments

- None due to time.

Member Questions/Comments:

- (Cheryl Broadhagen) When will the front gate cleanup occur?
- (Alan Giannakopoulos) More information on the cleanup will be coming.

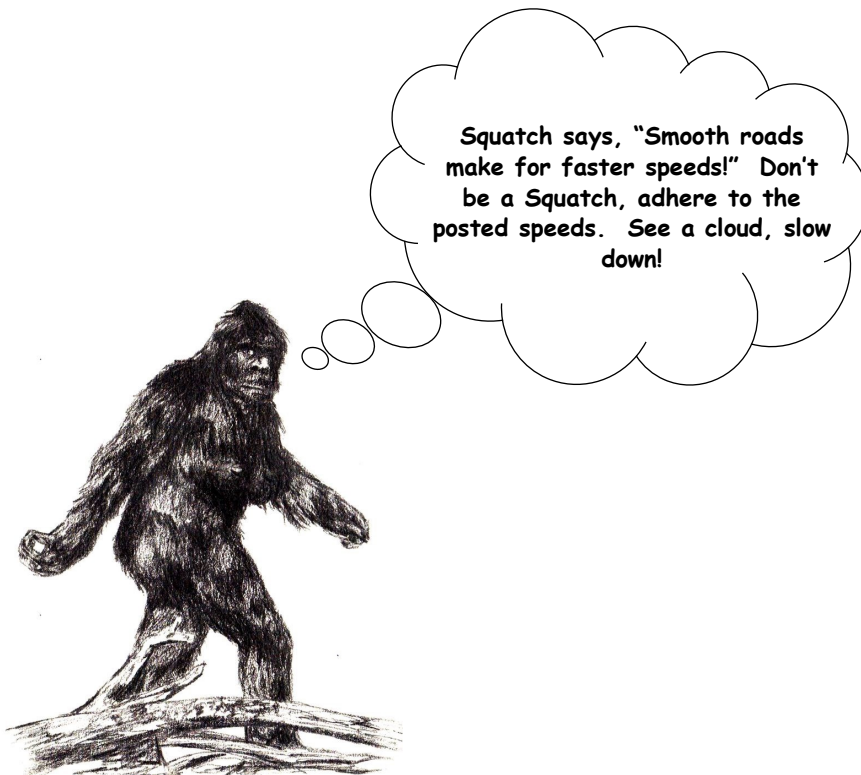
Next scheduled BOD meeting:

- ☐ Next Board of Directors Meeting: Saturday, September 25, 2021 (tentatively) @ 3:00 p.m., Mancos Public Library with picnic (covered dish) to follow at Boyle Park in Mancos, Colorado.

Adjournment:

- The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,



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