

# Cedar Mesa Ranches Homeowners Association, Inc.

---

PO Box 62, Mancos, CO 81328  
cmrhoa.org

President: Diane Cherbak  
Phone: (970) 739-1704

## **BOD Meeting Minutes January 16, 2019 Mancos Public Library**

**Present:** BOD – Diane Cherbak, Paul Ruatti, Terry Wheeler, Bob Fetterman. Absent: Steve Beh.  
Audience – Jose Armijo, Chris Hinds, Steph Hinds.

**Call to Order:** The meeting was called to order at 7:07 pm.

**Minutes (BOD, Nov. 27, 2018):** The Secretary was directed to amend the Property Management Report to state “construction on lot 94 is nearing completion”. The minutes were approved as amended.

**Secretary’s Report:** Bob Fetterman

- The library’s Conference Room has been reserved for May 22 and July 17.
- The CMR Community Wildfire Protection Plan has been located and pertinent verbiage from it will be added to the New Owners Information packet.

**Treasurer’s Report:** Diane Cherbak

- There is about \$60k total in all accounts.
- About \$15k has been received in 2019 dues payments.
- Approximately \$20k leftover in the 2018 budget will be moved to the 2019 Road budget.
- The Finance Report (attached) was approved.

**Property Management Report:** Terry Wheeler

- Building Advisory Committee: Lot 94 construction is ending.

**Fire/Weed Report:** Paul Ruatti/Diane Cherbak

- No report.

**Road Report:** Chris Hinds

- Most of our roads are owned by the County along with easements on those roads which are excluded from property taxation. The remainder are HOA roads separating tracts with no easements and property is taxed to the middle of the road.
- Chris will check with the County Commissioners office (LeAnn) for the 1988 minutes regarding the County edict on our roads.
- Some items involving the snow plowing contract with Chris:

# Cedar Mesa Ranches Homeowners Association, Inc.

---

PO Box 62, Mancos, CO 81328  
cmrhoa.org

President: Diane Cherbak  
Phone: (970) 739-1704

- No de-icing services.
- Damage coverage to drains and mailboxes (waiting for copy of business insurance).
- Chris would not be able to provide private driveway plowing until all road plowing has been completed and suggests owners contact Cory Manning (J.8) for timely private service.
- Chris presented the 2018/2019 CMR Road Report (attached).

## **Old Business:** Diane Cherbak

- The Small Claims case brought by the HOA against the owner of Lot 26 for non-payment of dues has been appealed to District Court for the third time. The Court is expected to supply further details.

## **New Business:** Diane Cherbak

- Issues with non-acceptable materials continue to jeopardize the free service we enjoy through the recycling containers offloaded by the mailboxes.
  - STYROFOAM – whether precast or as peanuts - is NOT allowed.
  - Foreign material included with cardboard (like unpacked moving boxes!) is NOT allowed.
  - Un-flattened cardboard prevents sufficient density of cardboard in container to be economical and the service to remain free. It also inconveniences other members when the container prematurely fills.
- Chris Hinds has approached the Mancos Fire Dept. about water tanks they have access to that may be used for road watering and firefighting in the subdivision. This may include use of the Fire Dept's tap up to its limit or paying for an increased allotment.
- The Secretary was directed to include Chris' Road Report with the minutes.
- Future scheduled meetings are:
  - BOD: Wednesday, May 22, 2019 at 7pm at the Mancos Public Library.
  - BOD: Wednesday, July 17, 2019 at 7pm at the Mancos Public Library.

**Adjournment:** The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Bob Fetterman, Secretary  
March 17, 2019