

Cedar Mesa Ranches Homeowners Association, Inc.

PO Box 62, Mancos, CO 81328
cmrhoa.org

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

BOD Meeting Minutes July 17, 2019 Mancos Public Library

Present: BOD – Diane Cherbak, Paul Ruatti, Terry Wheeler, Bob Fetterman, Steve Beh.
Audience – Carol & Patrick Stout, Rick & Kathy Clarbourn, Philip & Mary Bock, Adam Barnhurst, Jose Armijo, Doug Freddes, Phil Mayor, Bill Holbrook, Greg Kemp, Chris & Steph Hinds, Bill Hart, Judi Wilkinson (16).

Call to Order: The meeting was called to order at 7:05 pm.

Minutes (BOD, May 15,2019): The minutes were approved.

Secretary's Report: Bob Fetterman

- New Owner info packets (Lot #) were mailed to Jones (22), Mojzis (23), Loving (63), Noland (73), Mayor (89), and Strater (92). The packet now comprises 24 pages.
- Election supplies have been ordered. Copying, supplies, and postage is estimated to be \$3.50 per mailing.
- The Mancos Library has been reserved for the Annual Meeting on Saturday, September 21 3-6 pm and the BOD meeting on Wednesday, November 20, 7-9 pm.

Treasurer's Report: Diane Cherbak

- A 40% premium was paid to Chris Hinds for snowplowing last winter per contract for snowfall exceeding 150% of average.
- Dues paid out of a recent escrow in addition to 2019 dues paid were refunded.
- There is ~\$60k in our bank accounts.
- Four owners have paid no dues; four have paid a first installment but not a second; one property in arrears for 2 years has been sold and has paid in full.
- We are still paying monthly fines to Waste Management for extraneous materials in the plastics recycling bin at the mailboxes. Some mixing is understandable when there are not enough labeled bins.
- The Financial Report (attached) was approved.

Property Management Report: Terry Wheeler

- The Mancos Fire Department conducted driveway inspections of about 90 CMR properties (improved w/o locked gates) for fire equipment accessibility and property defensibility. The reports will be sent out in members' annual election packets.
- Will request a meeting with Mancos Fire for CMR first responders.

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Fire/Weed Report: Paul Ruatti/Diane Cherbak

- We're low on Milestone – Herb is to purchase more along with 2-4-D.
- Diane sprayed 3 times; Paul to spray this weekend; Cathy Wyant was delayed by gnats.
- Greg Kemp reported that the County is conducting a tamarisk and salt cedar patrol.
- Paul has cut tamarisk and treated the stumps with Garlon and diesel.
- Home owners are reminded that in the case of a lightning strike to contact Cortez Dispatch first at **970-565-8454** and then your neighborhood **CMR First Responder** (Lot #): McGinnis (3), Kemp (12), Short (21), Marlow (48), Ruatti (71), Linscott (83), Wyant (96), Wheeler (101), Cherbak (B), Didier (G), or Sanders (S).

Road Report: Chris Hinds

- The entrance road is wash-boarded but solid. We will hope for rain so that road base can be added and this section re-treated.
- A water tank is to be installed at Bob Sanders' pond for water collection and transfer to our 750-gallon mobile tank and spray bar needed for road prep.
- The Road Committee is always looking for additional volunteers.
- Bill Holbrook reported that Montezuma Water came and cleaned his "street" regulator when he encountered low domestic water pressure.

Building Advisory Committee: Terry Wheeler

- Terry has been in construction talks with the Wilkinsons and Bocks. The Hinds are expecting to break ground.
- Two escrows have closed.
- Terry will conduct the annual property inspections in the next couple weeks.

Old Business: Diane Cherbak

- Status of litigation against the owner of Lot 26 for nonpayment of HOA dues:
 - Small Claims Court (SmCC) ruled against the defendant a year ago and dismissed defendant's counterclaims.
 - Defendant appealed to District Court who affirmed SmCC, but remanded counterclaims back to SmCC.
 - Defendant appealed to State Supreme Court (StSC).
 - SmCC re-hearing of counterclaims is scheduled for next week but is expected to be postponed pending StSC acceptance/denial of appeal.

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New Business:

- The revised 2020 Proposed Budget was adopted. 2020 HOA annual dues remain at \$550.
- Covenant 32 currently requires 2/3 approval of the “membership” in order to change a covenant (instituted in 2005). This has been an impediment to governance for years as it’s difficult to get 2/3 of the membership to return a ballot for the annual election, let alone agree to any proposed Covenant change. This effectively allows a non-voting minority to override the wishes of an active membership. It has been proposed for years by BOD meeting audiences that we change this Covenant to one less restrictive. This was attempted in 2018 with a ballot initiative which did not pass the current 2/3 requirement. It is recommended that we again try an initiative with an emphasis on getting as many members to vote as possible. For this Annual Meeting a phone appeal will again focus on those not having returned a 2019 ballot. Call volunteers are needed.
- The report of a marauding pack of ski mask-wearing goats may have been grossly misinterpreted. It is now suspected that they were simply looking for someone to join on a walk-about. New information suggests it was Stan or his dog who was wearing the ski mask.
- Future scheduled meetings are:
 - Annual Meeting: Saturday, September 21, 2019 at 3pm at the Mancos Public Library. BBQ & potluck will follow at Boyle Park.
 - BOD: Wednesday, November 20, 2019 at 7pm at the Mancos Public Library.

Adjournment: The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Bob Fetterman, Secretary
September 4, 2019