

Cedar Mesa Ranches Homeowners Association, Inc.

PO Box 62, Mancos, CO 81328
cmrhoa.org

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

BOD Meeting Minutes March 20, 2019 Mancos Public Library

Present: Diane Cherbak, Paul Ruatti, Terry Wheeler, Bob Fetterman. **Absent:** Steve Beh. **Audience -** Chris Hinds, Bob Sanders, Bill Hart, Carol Stout, Jose L. Armijo, Steve Campbell, Cathy Wyant, Greg Kemp, Patty Coen, Bill Holbrook.

Call to Order: The meeting was called to order at 7:09 pm.

Minutes (BOD, Jan 16, 2019): Minutes were approved.

Secretary's Report: Bob Fetterman

- Annual picnic/BBQ/meeting is scheduled for 3rd Saturday in September (21st) at 3pm.
- Patty C. temporarily filling in as Recording Secretary. Diane has been contacted by someone who may fill the Secretary position permanently.

Treasurer's Report: Diane Cherbak

- Dues have been received from most HOA members. Dues received: \$50,550, budgeted \$75,900. 7 parties haven't paid any dues.
- Waste Management has charged us for recycle container due to non-acceptable materials. Diane will call WM to confirm.
- Financials – Statement of Income & Expense reviewed (see attached).
- Some questions about totals. Diane will re-check some totals to verify.
- \$100,00 currently in HOA bank account
- Financials approved subject to review.
- We owed no taxes in 2018 and the returns were prepared by a neighborhood volunteer, thus we saved a total of \$300+.

Committee Reports

- **Property Management**
 - **Fire/Weed Report:** Paul Ruatti/Diane Cherbak
 - The Montezuma County Wildfire Adapted coordinator moved to Oregon.
 - We had talked about doing a neighborhood emergency evacuation exercise for our National Wildfire Community day, but it's not feasible without a coordinator to help out.
 - Instead we can do a "driveway check" to determine each homeowner's defensible space. Mancos fire fighters will do a "drive-by". Each lot should

Cedar Mesa Ranches Homeowners Association, Inc.

PO Box 62, Mancos, CO 81328
cmrhoa.org

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

have a green sign w/ reflective lettering w/ address. They are \$15 at Cortez Fire or \$20 at Mancos Fire. Chris will check on feasibility, of "drive-by" fire inspection.

- Diane & Paul will be meeting with Tony Aspamante w/ Mancos Fire.
- We need to review the CWPP and most likely update.
- Plenty of weed killer in stock.

- **Road Report:** Chris Hinds

- Chris recognized Jose Armijo, Steve Beh, Trudi Webster and Herb Didier; residents of J.7 who recently helped with a clogged culvert at the bottom of J.7. Using Trudi's pump with hoses, they helped divert the water over the road so the road would not be flooded.
- Steve C. & Chris H. filled in many potholes w/ gravel.
- Road 35 was graded from entrance to top of the hill. Roads are in good condition due to Chris H. plowing soon after storms and frequently. Keeping the roads frozen (instead of freeze/thaw) has helped our roads.
- Chris H. may consider plowing next year but his avg hourly rate= \$13.90! Chris's hard work is greatly appreciated!
- There was only one complaint about the way roads were plowed. Road 35.3 had a large amount of drifting. The Roads Committee is certainly open to suggestions for snow plowing improvements.
- Bob S. has water in his pond, which can be used for grading. CDOT is getting rid of 10,000 gal poly-tech tanks. Chris will follow-up to access one for our HOA to be placed at the fire barn for water storage. One of biggest expenses last year was use of water for grading.
- We need more reflectors along the roadside.

- **Building Advisory Committee:** Terry Wheeler

- Four new construction/new homes this year: Lot #16, George & Janice Schuller, Lot 9 Philip & Mary Bock, Lot 43 Roy & Judi Wilkinson, Lot 75 Mike & Donna Riley, & Lot 113 Adam Redder
- Plans are approved for 9, 43 and 75. Plans are yet to be submitted for 16 and 113.
- Discussion RE: trailers, RVs, etc. and length of time they can be parked on property. If stored, inconspicuous; if living in, no longer than 9 months.
- Discussion RE: "short term rentals" (STR) (Airbnb, etc). Our covenants say "no commercial business" which includes regular B&Bs since they pay county lodging taxes. There is nothing in our covenants against Airbnb type rentals.
- Per DORA & State of CO, Airbnb's are here to stay. There are homeowners who rent their homes out periodically as Airbnbs, but we cannot prevent it.
- Current lawsuit in CO HOA vs home owner w/ Airbnb (in Telluride area). Judge ruled in favor of the homeowner. There is an appeal.

Cedar Mesa Ranches Homeowners Association, Inc.

PO Box 62, Mancos, CO 81328
cmrhoa.org

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

- Bob S. would like a ballot measure where HOA can decide about STRs.
- Our problem is: we need to lower the requirements for passage since it is extremely difficult to get enough votes to change anything in our covenants. Discussion ensued RE: we need a ballot measure to change the covenants so that 2/3 of those voting, would be enough votes to change the covenant.
- Chris H. would be happy to re-write the ballot measure we proposed in 2018.

Old Business: Diane Cherbak

- Lien Disputes: all briefs were filed. District court will respond & make a ruling. If the disputes stay in small claims court, cannot ask for reimbursement of legal fees. But, now since in district court, we may be able to ask for reimbursement.

New Business: Diane Cherbak

- Montezuma Water Company had their annual meeting which Diane attended. They are in the process of supplying each pump station emergency power. CMR is at the top of their list to supply.

Member Questions/Comments

- Cathy W. talked with the Post Office who said they can't force people to use the community mailboxes.
- Cathy asked if we can put some gravel around the big mailboxes to help w/ the mud. Chris H. stated he could add some gravel.
- For liability reasons, the Board needs to approve any maintenance done by property owners on the road in front of their property. We need to maintain a consistent quality & surface throughout the subdivision.
- Discussion about the fact that the roads have gotten progressively wider with the maintenance over the years. There is a need to pull ditches back.
- Slavens is offering a discount to CMR HOA for chimney sweeping for the dates of Tuesday, June 4th or Thurs, June 6th, 2019. See attached document.

Adjournment: The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Patty Coen, acting Recording Secretary
April 19, 2019