

Cedar Mesa Ranches Homeowners Association, Inc.

PO Box 62, Mancos, CO 81328
cmrhoa.org

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

BOD Meeting Minutes May 15, 2019 Mancos Public Library

Present: BOD – Diane Cherbak, Paul Ruatti, Terry Wheeler, Bob Fetterman and Steve Beh.
Audience – Jose Armijo, Chris Hinds, Tim Pargee, Susan Whitfield, Roy Wilkinson,
Greg Kemp, Janet Huffman, Doug Freddes, Bill Hart, Patty Coen, Carol Stout

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

Minutes (BOD, March 20,2019): The minutes were approved.

Secretary's Report: Bob Fetterman – Nothing to report

Treasurer's Report: Diane Cherbak

- There is about \$85k total in all accounts.
- About \$16k was received in March & April for 2019 dues payments. A total of \$67k has been received for the year.
- \$30k spent on road maintenance for the year thus far.
- \$6k on snow removal; ½ of budget is left for next winter
- The Financial Report (attached) was approved.

Property Management Report: Terry Wheeler (& Paul Ruatti)

- Slavens no longer has chimney sweeps. “Top Hat” & “Ashes Away” charge about \$140-\$150 depending on steepness of roof. Two possible dates for community chimney sweeping are June 26 and/or June 28. They will provide a document stating chimney has passed inspection.
- Terry W. will call other chimney sweeps to compare. In the past, they have been able to sweep six home's chimneys per day for two days.
- Two houses & two lots have sold.
- Terry will do annual inspection and have report ready for the July meeting.
- The HOA does not have the names of renters thus they are not receiving communications. Landlords are responsible for passing on communications.

Fire/Weed Report: Paul Ruatti/Diane Cherbak

- Saturday, May 18, starting at 3pm Mancos Fire will be doing drive-way checks to determine fire-wise status of each property.

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- Potluck & BBQ following @ 6pm @ the Fire Barn – Burgers, etc. Paul & Chris are coordinating.
- Weed spraying has begun. MSD sheets will be handed out to volunteers of the weed spraying committee. K.1 has a lot of Mullein on the east side.
- Send letter to HOA if you do not want your property right-of-way sprayed. In this case, the property owner is responsible for eradicating weeds before they go to seed.
- If you find knapweed on your property, let Bob Fetterman know and he will bring his goats to partake in knapweed cuisine.
- Waste Management: the HOA has to pay penalties if trash/non-recyclable items are found in the dumpsters. Styrofoam, clothes and computer components are examples of what has been dumped in the recycle containers. There are free dumpsters in Cortez for trash.
- New signs are needed for clarity of what each bin takes.

Road Report: Chris Hinds

- Chris presented the 2018/2019 CMR Road Report and “Dust Control Options for residents on untreated roads” (attached).
- Two of the major expenses for road maintenance are water & Earthbind. \$30k has already been spent on roads.
- Proposal to purchase a tank for CMR volunteers to spread Earthbind that would fit on Chris’s truck.
- Proposal to purchase 3k gallon tank to place near the Sander’s pond. We already have access to a pump. Money will be needed for a bulldozer to build a channel for water to flow into the tank from the pond. This might be undertaken in the Fall of this year.
- Road budget for 2019 is \$69k/year. The roads are woefully underfunded & in an abysmal state of disrepair.
- Chris & Stan are putting together a document w/ GIS based maps to explain the condition of the roads.
- A 40% bonus was approved to go to Chris Hinds for snow removal. Per the 2018/2019 Snow Removal Contract – a 40% bonus will be paid if snowfall exceeds 150% of average. We’ve had close to 10’ of snow. Average is around 5’.
- The Mattingly’s are having the road in front of their property treated for dust abatement. Diane is concerned this would set a precedent & if each property owner did this, we could wind up with different surfaces throughout the subdivision.
- In the future perhaps there should be a sign-up list and the process would need to be approved by the board. Chris will compose this addition to the roads policy.

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- Chris had extra Earthbind applied near mailboxes to help with mud abatement. He may do the west side himself.

New Business: Bob Fetterman

- In a bizarre turn of events, Stan & his doggie were accosted, while on their daily walk in the subdivision, by a roving band of goats wearing ski masks. Stan's first impression was that the goats were aggressive in nature but as he carried on a conversation with the goats (turns out he is a "goat whisperer"), it turns out they merely thought Stan was another goat. After some conversation the goats & Stan have a lot in common. Stan is as one with goats in that he eats anything available, much like goats! So, all was forgiven & each carried on with their day & parted company vowing to get together and enjoy some knapweed together. The encounter has had a profound impact on Stan to the point he is growing a "goatee" (pun intended). The greater miracle in this story is that Stan's dog actually behaved and did as his master told him to do!! Will wonders never cease!
- Future scheduled meetings are:
 - BOD: Wednesday, July 17, 2019 at 7pm at the Mancos Public Library.
 - BOD: Saturday, September 21, 2019 at 3pm at the Mancos Public Library. BBQ & potluck will follow at Boyle Park.

Adjournment: The meeting was adjourned at 8:16 pm.

Respectfully submitted,

Patty Coen, Temporary Secretary
June 2, 2019