

Cedar Mesa Ranches Homeowners Association, Inc.

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

President: Diane Cherbak
Phone: (970) 739.1704

BOD Meeting Minutes Wednesday, January 20, 2021, 7:00 p.m. Virtual Zoom Meeting

Board of Directors Present (4): Diane Cherbak, Allen Giannakopoulos, Paul Ruatti, Roy Wilkinson

- Absent Board Members: Steve Beh

HOA members in attendance (12): Gwen Gold, Carol Stout, Patty Coen, Karin Meadows, Stan Mattingly, Chris Hinds, Cathy Wyant, Ryan Borchers, Adam Barnhurst, Steve Baldwin, TK Webster, Bob Fetterman

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

Minutes (Board of Directors Meeting held on November 18, 2020): The minutes were approved.

Secretary's Report: Roy Wilkinson

- Website & domain renewal coming up and will be automatically paid.
- Logo Contest will be announced soon.
- Community Board (by mailboxes): please return books when you are finished reading them.

Treasurer's Report: Diane Cherbak

- Review of the Expenses and Income. (see January 2021 financials).
- Insurance premiums have increased vs. budget.
- Excess of income over expenses (2020): \$18,704 (left over from 2020's budget).
- Account balance: \$66,434, reserve of \$40,000.
- Financials approved.
- Dues notice was sent out on December 30, 2020.
- As of January 19, 2020, we have received \$30,000 in dues fees.
- Revised budget has insurance line item at \$4,400, raised to \$5,000 for 2021, decreasing excess monies for transfer to 2021 road maintenance to \$18,104.
 - \$18,704 (left over) - \$600 (insurance increase) = \$18,104 transfer to 2021 road maintenance
- Motion to move the 2020 budget excess of \$18,104 to 2021 budget for road maintenance. PASSED.
- Diane will check the amount of insurance increase for the water truck. The grader's insurance falls under the general liability due to its age, so no insurance increase.

Fire / Weed Committee Report: Paul Ruatti

- Weed Report:
 - No report..
- Fire Report:
 - Paul will contact the Montezuma Sheriff's office to determine if the cancelled (2020) evacuation drill can be held in 2021.
 - Will report on findings at next meeting.

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- Diane attended the LaPlata County Firewise meeting via Zoom on January 19, 2021.
- There will be chipper rebates available beginning in April, 2021, via Montezuma County.
- Cost share grants will be running out in June, 2021, 50% (contractor) / 45% (grant refund) / 5% (administration fee) match.
- Contact Alex (WAP) for more information.

Roads Committee Report: Chris Hinds

- Roads Update:
 - Snow plow contract was signed in late November, 2020 for winter 2020-2021 for \$75 per hour.
 - Areas need to be cleared of oak brush along the side of the road.
 - Chris would like to thank Stan Mattingly for road help while building his house.
 - Incomplete work during 2020 plans:
 - J.8 was to be worked on if rain occurred. Since there was no rain, the work did not get done. Will look to 2021 for road work. Road is down to road base layer. If no rain occurs, will need to use water truck.
 - Plans for 2021:
 - Two treatments of Magnesium chloride (“Mag”) on two miles of Road 35.
 - Narrow three wide curves of Road 35.
 - Roads Committee (being conducted by Stan Mattingly, “Surface Alternative Study”) is doing a study to determine if current road contents (“Mag” and gravel) is more cost efficient than chip-sealing (2.3 miles). Study looked at a 17-year period. Will meet with the Board once the study is completed.
 - To maintain the roads like they are currently (two coats of “Mag” and gravel) would cost CMR \$920,000, over a 17 year period. To chip-seal the same distance, with two additional chip-seal coating would cost \$550,000. Almost \$400,000 in savings over those 17 years.
 - To chip-seal this year would cost ~\$150,000 to \$200,000, for two miles.
 - ~\$100,000 for the chip-seal and ~\$80,000 for the prep work.
 - Discussion of options for financing chip-seal
 - Costs and adoption of a Montezuma County special tax district.. The County would have some control over what gets done. Work would be done by private contractors.
 - Special assessment for each member would be estimated at approximately \$1500 and could be spread over two years.
 - Loan investigation found that CMR would benefit only if the interest rate was below ~10%.
 - Diane will make a call to the bank to find out more information regarding a loan for the roads.
 - The water truck logged 220 hours in 2020, watering the roads (four people and volunteer hours).
 - Would like to have a Roads Stakeholders meeting soon.
 - A member has stepped forward who’s willing to donate monies to a “road resurfacing fund”.
 - (Gwen Gold) would like to thank the Roads Committee and Board for their hard work. Noted that donations could become political. And suggested that we not accept them from members.
 - Discussion.
 - (Ryan Borchers) proposed an idea to have the members loan the HOA monies (“members

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funded loan”) and then the HOA would reimburse later.

- Discussion

Building Advisory Committee: Terry Wheeler (absent)

- (Diane Cherbak) In the fourth quarter (October 1 to December 31), six properties changed hands.
 - Four had houses already on the lot.
 - Three have new occupants, one is not occupied.
 - Two properties were vacant, of which one is being developed.
 - Approximately 20 properties changed hands during 2020.
- Lot #49 owner has approached the Board asking for a variance.
 - Site was inspected by the Building Advisory Committee on Monday of the week of the meeting.
 - A letter to neighbors explaining the situation and granting permission to build will be sent by land owner.
 - Variance was tentatively approved, pending neighboring owners’ written approval. Unanimous approval (electronically by Steve Beh).

Property Management Report: Terry Wheeler & Diane Cherbak

- No report

Old Business: Diane Cherbak

- The By-Laws Committee has been meeting weekly since the beginning of 2021. Good progress has been made. Changes will be sent out to the Board for approval soon.

New Business:

- (Diane Cherbak) The gate, that is the entrance for the BLM campground (near J.7), has been padlocked. We have the combination, if needed for access during an emergency access.
- (Stan Mattingly): Concerned about fires during the camping season. Notes that this area (a.k.a. “Chutes & Ladders”) is not described as an area for camping per the “Resource Management Plan” at the BLM Field Office. The area is noted as a “primitive camping area” on internet sites. He has a concern about fire negligence by the campers that could threaten the HOA.
 - Would like representatives to meet with BLM Field Office representatives to discuss this concern.
 - (Diane Cherbak) Spoke with Connie Clementson a few years ago and has been contacted by another HOA representative from the area across from Road 34. One of the Board members voiced the same concern. Diane was told by Ms. Clementson that the BLM’s mission is to allow public access to BLM lands and when there is a fire ban, the fire signs are posted. It was indicated that primitive camping was allowed, per the conversation with Ms. Clementson.
 - (Allen Giannakopoulos) Researched the area, via internet and found that if the area is NOT a “campground area”, then the area is open to primitive camping unless it has been specifically marked. The BLM Field Office can post “No Fires Allowed” signs. Every acre that is not marked is open to primitive camping.
 - (Paul Ruatti) Noticed two campfires in Ancient Cedar’s Campground during the fire ban. He called the

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campground and they were closed. He then called fire dispatch and had someone respond to the sites. The fires were extinguished. Campground personnel indicated that they had a special permit to allow campfires. The Montezuma Emergency Manager was approached and was not aware of any special permit granted. No follow-up from the Emergency Manager was received. Paul will follow-up and report.

- Summary: “Chutes & Ladders” can have campfires unless there is a countywide fire ban, noted by signage.
- (Chris Hinds) The County cannot post a fire ban on BLM property, BLM has to post the fire ban. A County fire ban does not apply to BLM or the Forestry Service.

Open Discussion:

- No questions or discussion.

Adjournment:

- The meeting was adjourned at 8:31 p.m.

Next scheduled BOD meeting:

Board of Directors Meeting: Wednesday, March 17, 2021 @ 7:00 to 9:00 p.m., via Zoom.

Respectfully Submitted,

Roy Wilkinson, CMR HOA Secretary
March 12, 2021