

## **Annual Membership & Board of Directors' Meeting**

**January 8, 2022, 3:00 p.m.**

Via Zoom Virtual Meeting (due to COVID-19 concern)



### **Board of Directors Present:**

- Allen Giannakopoulos (President), Paul Ruatti (Vice President), Roy Wilkinson (Secretary), Diane Cherbak (Treasurer), Steve Beh (via Zoom).

### **HOA members in attendance (31):**

- Jeff Eastin, Renee Eastin, Kim Lanyon, Cheryl Brodhagen, Gary Brodhagen, Chris Hinds, Jose Armijo, Robert Ruh, Callie Ruh, Carol Stout, Bob Fetterman, Dana Fetterman, Patrick Grissom, Amina, Maria Giannakopoulos, Steve Campbell, Nan Campbell, Judi Wilkinson, Sherry Nigteagle, David Nigteagle, Heather Johnston, Chad Johnston, Bruce Short, Russ Siracuse, Dan Gagliano, Stephanie Morton, Louis Horton, Julie Horton, Bob Sanders, Darla Sanders, Dia and Phil Mayor.

### **HOA members in attendance via Zoom (24):**

- April Medley, Cathy Wyant, Kathy Osburn, Charlie Osburn, Jen Manning, Mo Dorka, Frank Dorka, Jamie Wells, Mike Wells, Cory Manning, Elder Whitt, Steve Baldwin, Mary Bock, Phil Bock, Greg Pope, Julie Pope, Stan Wellborn, Terry Wheeler, Steve Shimek, Karin Meadows, Patty Coen, Stan Mattingly, Gary Linscott and "Samsung phone".

### **Non-HOA members in attendance (1):**

- Chuck Forth (Forth & Associates)

### **Call to Order:**

- The Annual Membership Meeting was called to order at 3:00 p.m.

### **Election Results (Chuck Forth):**

- A quorum was announced with 74 ballots (needed 70).
- An envelope was presented to the Board of Directors (from C. Forth) which contained the number of votes for the candidates and ballot initiative.
- Any envelope which arrived at the office of Forth & Associates, after the deadline, was presented for the ballot counters to open and add to the final count.
- C. Forth also presented the spreadsheet with the named proxies and non-voting members' lot numbers.

**Ballot Counters Chosen** (from the meeting's audience):

- Callie Ruh
- Cheryl Brodhagen
- Bruce Short (Proctor)

**Introduction of Current Board of Directors:**

- President: Allen Giannakopoulos
- Vice-President: Paul Ruatti
- Secretary: Roy Wilkinson
- Treasurer: Diane Cherbak
- Director-at-Large: Steve Beh

**Introduction of Cedar Mesa Ranches Members present**

- Introduction of those in attendance
- Announced those on Zoom

**President's Annual Report** (Allen Giannakopoulos):

- CMRHOA will need to be fiscally responsible due to prices increasing for contractors, fuel, etc.
- Need to continue with mitigation within CMRHOA
- The board will change from five to seven board members, fulfilling the current By-Laws
- Last count, we have over seventy "full time" homeowners meaning more road traffic.

**Executive Summaries**

- Treasurer (Diane Cherbak):
  - Noted that Allen Giannakopoulos (President) and Roy Wilkinson (Secretary) have had "read only" access to the bank accounts since September 2, 2021 for viewing.
  - Raised a concern as to how Forth & Associates was going to be paid. Noted that it sets a bad example to purchase something then ask for reimbursement.
  - Noted that HOA funds can not be used for a "non-HOA" activity (re: \$800 for volunteer appreciation and monies for a "burn boss" to burn the collected slash) and labeled it as "fraud".
  - "Preliminary Reports" for finances (Nov. 1 to Dec. 31, 2021)
    - Noted that any expense incurred during that time period should be posted to the proper month. There are still some charges which will be "trickling" in during the next few weeks.
    - Reviewed the finances reported on the "Preliminary Report".
    - The HOA is still under budget for year 2021.
- Secretary (Roy Wilkinson):
  - Covered in "Year End Report"
  - Three problems with the election ballots
    - Zip code incorrect on envelope (provided new packet when initial packet was returned).
    - Forgot ballot when came to CMR's residence from their main home (another ballot was

- provided with instructions).
- Non-receipt of ballot packet, so sent out new packet and noted they were sent two (to date, no evidence of initial packet found, assumed lost in mail).
- Road Committee (Chris Hinds):
  - Will provide “Executive Summary” as minutes addendum.
  - Items completed in 2021
    - Added 700 tons of material on J.7 (~\$12,000 to ~\$13,000).
    - Material was spread with the CMR’s grader and volunteers.
  - J.8 work did not occur due to not finding suitable road base material.
  - Road 35 work will continue into 2022.
  - Planning on fixing and narrowing the road.
    - Will try a “test section” with “Otta Seal” using rejected road base material and mixing to provide a surface that looks like the current surface, but harder and far less dust.
  - Concerns for the new Board (will be presented with a formal request)
    - Road ownership is a topic which comes up by members often during Road Committee meetings.
    - Would like the road ownership reviewed by an attorney to finally determine ownership.
    - Discussions with the Montezuma County indicated that the County would be agreeable to granting Cedar Mesa Ranches a “re-dedication” of the roads to the residents (the property owners) and not the public or a “Quit Claim” stating that the County has no interest in the “public status of the roads”.
  - Would like to thank the volunteers for their help this year.
- Mitigation Committee (Steve Campbell):
  - Annual Report is available, if needed.
  - Marshal Fire (Boulder County, CO) is a huge reminder of the need for mitigation.
  - 2021 was a good year with neighbors helping neighbors which benefitted the whole community. Would like invite others to assist in 2022. If interested, contact Steve Campbell.
  - Would like to find volunteers to help with grants. There is money available to assist with mitigation, but grants need to be written to apply for the assistance in mitigation.
- Building Community (Bob Sanders):
  - Have seven homes under different stages of construction, two of which are being lived in.
  - Building materials are hard to get at this time.

### **Member Forum**

- Q: (Unknown) “Why does the HOA want everyone to take their slash to the central area to burn”.
- A: (Steve Campbell) It is preferred that slash is burned on your property. Some properties do not have the ability to burn due to density of trees, comfort level of a burn or the owner would prefer to have the burn off of their property. Members of the Mitigation Committee will go to your property to help and advise with slash burning. Remember the Montezuma County “No Burn” rules.

**Election Results:**

Elected	Candidate	Total Votes
X	Bob Sanders	57
X	Stephanie Morton	55
X	Roy Wilkinson	54
X	Phil Mayor	51
X	Charlie Osburn	49
X	Sherry Nighteagle	46
X	Allen Giannakopoulos	45
	Diane Cherbak	37
	Heather Johnston (tie)	33
	Paul Ruatti (tie)	33
	Louis A. Horton II	29

Elected	Write-ins	Total Votes
	Dan Stough	1
	Steve Shimek	1
	Steve Baldwin	1
	Callie Ruh	1
	Phil Bock	1
	Angela Davis	1
	Patti Coen	1
	Stan Mattingly	1
	Bruce Short	1
	Gary Linscott	1
	Chris Hinds	1
	Cory Manning	1

Ballot Initiative	Votes For	Votes Against
"The dues remain \$550 for the 2022 CMRHOA budget year which will allow the Board to update the By-Laws to reflect the amount" (see 2005 By-Laws, Article III.: Membership and Voting Rights, Section 7)	66	12
A majority vote of the membership (70) required to pass this initiative, with quorum.		

- Q: (Unknown) What are we expected to get from a "Community Feeling"?
  - A: (Chris Hinds) People are starting to get to know each other and are willing to assist. Just knowing your neighbor.
- Comment: (Carol Stout) She would like to thank Diane Cherbak for her years of service to the Cedar Mesa Ranches HOA!

**Annual Assessment of Dues (Diane Cherbak):**

- Provided budget to the Board, with the addition of December 2021 expenses, will re-run the "Year-end Financials" and will assist with the 2022 budget. The "Roads Maintenance" line item will be where the budget reduction will occur.

**Adjournment of the Annual Membership Meeting:**

- Meeting was adjourned at 3:55 p.m.

**Call to Order:**

- The Board of Directors' Meeting was called to order at 3:56 p.m.

**Assignment of Cedar Mesa Ranches 2022 Officers:**

- Nominated by the Board of Directors (per By-Laws, Article V.: Directors, Section 6)
- President: Allen Giannakopoulos
- Vice-President: Bob Sanders
- Secretary: Nan Campbell (does not need to be Director, per By-Laws, Article VI.: Officers, Section 1)
- Treasurer: Roy Wilkinson

**KEEP OUR MEMBERS SAFE AND SAVE OUR ROADS, PLEASE DRIVE THE SPEED LIMITS!**

**Cedar Mesa Ranches Homeowners Association, Inc.**  
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Mancos, Colorado 81328  
www.cmrhoa.org

Allen Giannakopoulos, Ph. D.  
President  
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**Adjournment of the Board of Directors' Meeting:**

- Meeting was adjourned at 4:02 p.m.

**Next scheduled 2022 Board of Directors' Meeting:**

📅 Saturday, January 22, 2022 @ 1:00 p.m., Mancos Community Center, 130 Grand Ave., Mancos, CO.

Respectfully Submitted,

Roy Wilkinson | *Secretary*  
Cedar Mesa Ranches HOA, Inc.