

Cedar Mesa Ranches Homeowners Association, Inc.

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

President: Allen Giannakopoulos, Ph.D.
Phone: (561) 389.4436

Board of Directors' Meeting Minutes

March 17, 2020, 7:00 p.m.
Virtual Meeting (Zoom)

Board of Directors Present: Allen Giannakopoulos, Paul Ruatti, Roy Wilkinson, Diane Cherbak
Steve Beh (absent-excused)

HOA members in attendance (10): Mary & Vivek Vasudeva, Stan Mattingly, Gwen Gold, Stan & Nan Campbell, Chris Hinds, Tim Bolyard, Phil & Mary Bock.

Call to Order: The meeting was called to order at 7:08 p.m.

Transition of Presidency (Diane Cherbak to Allen Giannakopoulos):

- (Diane Cherbak) Provided written statement and a current "State of the HOA" and passed Presidency to Allen Giannakopoulos.

Past Meeting's Minutes (Board of Directors Meeting held on Wednesday, January 20, 2021):

- Correction to January 2021 Minutes: from Treasurer's Report
 - Addition \$600 went to insurance line item, so \$18,704 (left over from 2020 budget) - \$600 (insurance increase) = \$18,104 transfer to 2021 road maintenance
- Correction to January 2021 Minutes: from Roads Committee Report
 - Verbiage changed to "Special assessment for each member would be estimated at approximately \$1500 and could be spread over two years".
- Approved

Secretary's Report: Roy Wilkinson

- Logo Contest has started and received feedback regarding judges. Will review protocol for judges.
 - Deadline for entries is April 30, 2021 at 11:59 p.m.
 - (Steve Campbell) Be very helpful if residents had logo sticker on their windshield.
 - Motion to pursue logo windshield cling stickers (approved)
 - *Action Item: Roy W. investigate stickers' cost.*
- Inquired about a new "FireWise" sign at the entrance of CMR, near mailboxes
 - (Diane Cherbak) Two were initially received, so we can remove the faded sign and replace with a new one.
 - *Action Item: Roads Committee will install the new sign.*

Treasurer's Report: Diane Cherbak

- Dues collection status: only three have not paid any 2021 dues as of meeting date.
- Most residents have paid "in full", only ~\$10,000 due from those who paid partial payments.

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- Review of expenses and income. We are financially stable.
- Financial statements will be included with March 2021 minutes and sent to membership.
- Motion to approve financials.
- 2020 Taxes were filed.
- Water truck insurance has been paid.
- "Directors & Officers" insurance will be paid in April, 2021.
- The grader is considered "equipment" and falls under our liability policy.
- (Diane Cherbak) Regarding researching the ability for CMRHOA to take out a loan to surface our roads (chip & seal, Road 35). The By-Laws allow for CMRHOA, Inc. to take out loans, but HOA would have to take out an "unsecured" loan, so the only way the bank would loan the money is if we had a CD on deposit for the amount we were borrowing. Another option is to have members of CMRHOA secure the loan by placing monies in deposit. The bank will not loan CMRHOA money unless we can secure the loan.

Committee Reports

- **Fire / Weed Committee Report:** Paul Ruatti
 - Contacted Bruce Short to investigate the availability of a curtain burner to burn slash.
 - *Action Item: Paul R. will investigate the availability of the curtain burner.*
 - Will check on air quality permits to run the curtain burner also.
 - In the past, it cost \$700 per day to rent and FireWise reimbursed CMR for the cost.
 - Talked to Bruce Short about discussing the evacuation drill with Montezuma County this year.
 - *Action Item: Paul R. will contact Bruce S. to determine status of this year's drill.*
 - (Diane Cherbak) Attended Wildfire Adapted meeting in LaPlata County where a speaker from the Four Rivers Resilient Forest Collaboration provided a 2020-2021 weather outlook for the area.
 - The area is below average with snowpack at 82%.
 - Soil moisture is at 40%.
 - Significant fire potential by June 2021, similar to 2018.
 - Predicted La Nina indicates a drier (less moisture) SW Colorado this year.
 - Plan and prepare with an evacuation plan, always monitor fire restrictions.
 - Follow Durango Fire Dispatch's Facebook page for more information on SW Colorado.
 - "Where is Smoke Coming From" is an app which provides information about where smoke from fires originate.
 - Planned burns are being planned for our area.
 - Received a call from Alex Graf (Wildfire Adapted) who indicated that the BLM has purchased a chipper and is offering to provide a "chipper day" for CMR residents to chip slash piles. The BLM would haul the chipper through CMR community to chip. More information and dates to follow.
 - Discussion.
 - *Action Item: Diane C. will research the use of the BLM chipper offer.*

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- **Roads Committee Report:** Chris Hinds
 - Roads Committee is ready to submit their 2021 work plan. Reviewed during meeting.
 - Roads 2021 budget is \$73,500.
 - Plans to treat high traffic areas for dust control (Mag chloride application) twice in 2021.
 - First application in mid-April (Road 35 to J.9)
 - Second application ~July/August (Road 35 to K.3 or J.8).
 - Will only apply Mag chloride in 2021. Did not find that Earthbind worked well in the past.
 - Improvements to J.8 is scheduled for this year, was scheduled for 2020, but weather was too dry.
 - Application of 3 inches of road base.
 - Installation of speed humps.
 - Test on K.3.
 - After test, both sets of speed humps will be installed by mailboxes on Road 35.
 - The road base survey will be submitted for the membership to view.
 - Roads Committee meetings will be announced in the future for residents to attend. Minutes will be made available (find on website).
 - Future Roads Committee meetings are scheduled for the second Wednesday of every month (week before Board of Directors' meeting) at 6:00 p.m. in Robby Moy's shop. Will also try to provide the meetings virtually.
 - Three new members on the Roads Committee: Cathy Wyant, Cory Manning and Robby Moy.
 - Another Stakeholders' Meeting is schedule for Saturday, June 5, 2021. (Allen Giannakopoulos) Inquired about diesel prices in budget. It is noted that the price per gallon was a projected amount.
 - (Diane Cherbak) Suggested that a line item be added to the budget for "Unscheduled Road Equipment Maintenance".
 - Discussion
 - (Diane Cherbak) Q: Will there be fill ("rip-rap") available for needed areas?
 - If anyone knows of any road areas or culverts that are washing out, let the Roads Committee know.
 - (Diane Cherbak) Q: With the addition of the hard surface on Road 35, are the residents prepared for the possibility of greater speeds?
 - Ideas to control speeds (i.e. stop gates, speed humps, narrowing roadway, etc.) have been discussed.
 - Lines painted on the roads will potentially slow the traffic.
 - Discussion.
 - (Stan Mattingly) Concerned about the amount of \$1500 published in January 2021's meeting minutes regarding the financing of chip sealing the roads cost per resident.
 - Has found that there is a minimal number of contractors who willing to provide chip sealing.
 - Current roads study is still in preliminary stage and any costs provided in the study are not exact amounts.
 - Discussion.

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- *Action Item: Secretary will investigate the origin of the amount during the January 2021 meeting.*
- *Action Item: "Roads Committee Work Plan" will be reviewed by Board of Directors and will be up for approval during the next meeting.*
- **Building Advisory Committee:** Terry Wheeler (absent)
 - No Report
 - (Diane Cherbak) Three properties closed escrow since January 2021 meeting.
 - (Steve Campbell) Q: Do the three properties have houses? A: All have houses.
 - Variance for Lot #49 was approved by the Board of Directors.
 - Approval letters from the neighbors were received by the Board and documented.
 - Approval letter was sent to the Lot #49 owner.

Old Business:

- (Diane Cherbak) By-Law Committee has met several times and will hopefully have draft out to the committee within a week. After approval by the committee, the draft will go to the Board of Directors for approval.
- Members are working on the installation of the speed humps. Tim Bolyard has offered an area beside his shed to store and photograph the speed humps for contractors' installation quotes.

New Business:

- Nothing noted.

President's Comments

- Allen Giannakopoulos introduced himself and wife Maria. Would like to meet as many lot owners as possible and discuss their wants and needs.
- Would like to see more communication within CMRHOA.

Member Questions / Comments

- (Diane Cherbak) Noted that Empire Electric is going to shut down power from midnight to 2:00 a.m. this evening.

Next scheduled BOD meeting:

Board of Directors Meeting: Wednesday, May 19, 2021 @ 7:00 p.m., Location T.B.D.

Adjournment:

- The meeting was adjourned at 8:25 p.m.

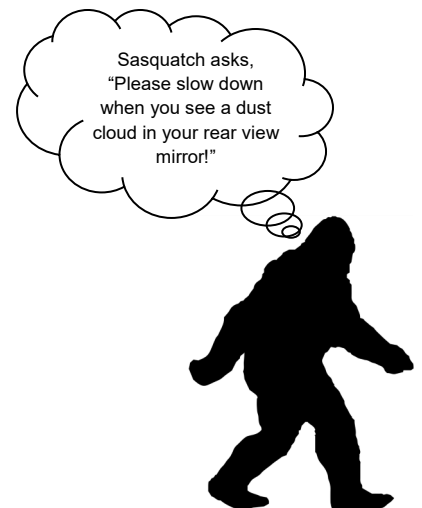
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Respectfully Submitted,

Roy Wilkinson | *Secretary*
Cedar Mesa Ranches HOA, Inc.
March 30, 2021



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