

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

May 19, 2021, 7:00 p.m.

In-person Location: Allen & Maria Giannakopoulos' Barn

Out of Town: Virtual Meeting (Zoom)

Board of Directors Present: Allen Giannakopoulos, Paul Ruatti, Roy Wilkinson, Diane Cherbak
Steve Beh

Members in Attendance (24): Tim Bolyard, Donna Bolyard, Steve Campbell, Nan Campbell, Phil Mayor, Gretchen Magwitz, Cheryl Broadhagen, Gary Broadhagen, Bruce Short, Tim Pargee, Susan Pargee, Cathy Wyant, Terry Wheeler, Ed Casar, Judi Wilkinson, Doug Fredde, John Lyren, Kim Lanyon, Robby Moy, Jennifer Moy, Vivek Vasudeva, Mary Vasudeva, Chris Hinds and Julie Pope

Members in Attendance via Zoom (10): Adam Redder, Amy Welden, Dan Morton, Stephanie Morton, Katherine Osburn, Calista Ruh, Robert Ruh, Ryan Borchert, Stan Wellborn and Gwen Gold

Special Guests in Attendance (3): Tony Aspermonte (Chief, Mancos Fire & Rescue, Mancos Fire Protection District), Steve Nowlin (Sheriff, Montezuma County) and Jim Spratlin (Emergency Manager, Montezuma County)

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

Past Meeting's Minutes (Board of Directors Meeting held on Wednesday, March 17, 2021):

- Minutes approved by Board, via e-mail, on April 4, 2021

Meeting Introduction / Opening Comments (Allen Giannakopoulos)

- Overview of insurance within CMRHOA
 - Threat #1 ("Year Round Threat"): Having a lawsuit filed and losing our insurance
 - Example / handout provided (Forest Lake, near Pagosa Springs, CO)
 - Occurred in early 2000's, continued until ~2017
 - Provided information about how Forest Lake went bankrupt after a lawsuit with one of its members
 - Threat #2 ("Seasonal"): Fire
 - Working with our insurance company (Mountain West Insurance Agency)
 - Through discussion with Glenda (Agent), several areas of concern / liability were identified and minimized
 - Areas of liability will be discussed during meeting
 - one area was the Road Committee. Volunteers need to sign a waiver so CMRHOA will not be held

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liable in the case of an accident.

- Chris Hinds (Roads Committee Chairman) was recognized with assisting to minimize the liability
- Currently, CMRHOA has a “risk rating” between “low & medium”.
- This rating is “good”, CMRHOA used to have a “high” rating and because of this rating, CMRHOA could not get “Directors & Officers” insurance due to previous issues and lawsuits.
- Glenda identified certain violations or prohibited activities as “Cancellation Event Violations”
 - The adoption of any of the noted activities would result in the cancellation of our insurance and could site a notation in our history making CMRHOA uninsurable.
- Glenda inquired about CMR’s assets and it was noted in March’s Board meeting, during a discussion about the acquisition of a loan for road improvements, that CMRHOA did not have the assets to secure an acceptable loan.
- If an “event” would occur, CMRHOA would enter into “Corporate Dissolution”, because CMRHOA has no assets to file a Chapter 11 Bankruptcy.
 - CMRHOA would go into Chapter 7 and a court would assign a company to oversee the appointment of a management company to take over operations of the HOA.
- The goal for CMR is to implement operations to reduce the exposure to liability (law suits) and the risk of being sued.
- The insurance company reviewed the definition of “negligence”: *a failure to behave with the level of care that someone of ordinary prudence would have exercised under the same circumstances. The behavior usually consists of actions, but can also consist of omissions, when there is some duty to act.*
- There were three “Cancellation Event Violations” identified. These violations are currently conducted by CMRHOA, Inc. Any one of these violations would result in the cancellation of our insurance and we would go into “Corporate Dissolution”:
 - Weed spraying by CMRHOA volunteers / members.
 - Weed spraying is prohibited under our current insurance policy. Spraying has never been a part of our insurance (since 2014). Spraying has been conducted since 2003, per past Board meeting minutes. Our insurance documents only go back to 2014 (*see website for copies*). There has never been an addendum for weed spraying.
 - A weed policy is possible to acquire, but it will be a separate policy.
 - Our insurance policy costs CMRHOA ~\$2,600 per year, a weed control policy would cost ~\$15,000 to \$20,000 per year with stipulations per the insurance company. Stipulations include:
 - Spraying can only be performed by a licensed and insured (including Workers Comp. insurance) contractor who would need to follow all chemical containment rules from Montezuma County.
 - It is believed by the insurance agent that IF CMRHOA would get a “weed control” policy, Mountain West Insurance Agency, would cancel our insurance, siting that CMR has no reason to be conducting this activity.

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- Use of ATV's is in violation of our insurance and there is no coverage offered due to being the highest areas of exposure to liability. ATV's are used for weed spraying and the Fire Brigade.
- The Fire Brigade is prohibited and a "cancellation event violation".
- Allen met with Bonnie Loving, Weed Supervisor, Montezuma County Noxious Weed Program to discuss the weeds in CMR.
 - Ms. Loving noted she had met with CMRHOA representatives a few years ago and advised against spraying and suggested hiring someone to spray.
 - Ms. Loving provided information and is not a proponent of weed spraying, but suggests digging up the weeds to reduce the potential of killing the "good" grasses.
 - Ms. Loving will make an appointment with any of the CMR members to visit and discuss their noxious weeds
 - *Secretary's note: you can contact Ms. Bonnie Loving at (970) 565-0580.*
- Allen has ordered all three of the operations to cease immediately and asks that the Board to take a stand against these "acts of negligence".
- The insurance company went on to say, CMR's actions fall under the legal phrase "Knowingly does nothing". This means a person can not say, "I didn't know I wasn't allowed to do that". It is the Boards fiduciary responsibility and accepting the acts of duty, care and obedience.
- Continuing the three operations could cause the members to lose control of Cedar Mesa Ranches HOA.
- Homeowners are able to spray on their own land, but it is advised that each homeowner check with their insurance company.
- Motion made by Steve Beh / Motion seconded by Roy Wilkinson reads:
 - *Effective immediately, there will no longer be any Cedar Mesa Ranches HOA, Inc., Board sanctioned weed spraying conducted.*
 - Discussion on motion:
 - Q (Bruce Short): Has the County come out with any recommendations on how to move forward with weed control?
 - A (Allen Giannakopoulos): Ms. Loving suggests controlling weeds ten feet in from each side of the road. This distance is not in the Montezuma Weed Control information since its not a rule, but a guideline. She noted that we should "do what we believe is prudent".
 - It is *recommended* (Allen Giannakopoulos, as President and through information provided by experts) to control weeds, five feet on each side of the road. Ms. Loving noted that Russian Thistle must be burned.
 - Q (Steve Beh): Is the homeowner responsible for the five feet from the road?
 - A (Allen Giannakopoulos): The homeowner will be responsible for up to the five feet from the road, per recommendation.
 - Q (unknown): Does "we" mean professionally spray for weed control?

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- A (Allen Giannakopoulos): CMRHOA must use a licensed / insured (with Worker's Comp. insurance) professional weed control contractor to do weed control.
- Motion passed unanimously.
- Motion made by Roy Wilkinson / Motioned seconded by Steve Beh
 - *Effective immediately, to prohibit the use of personal ATV's for any Cedar Mesa Ranches HOA, Inc. Board sanctioned work or activity.*
 - Information (Diane Cherbak): ATV use is permitted on CMRHOA roads. It is advised that personal use of ATV's are confirmed in the member's insurance policy.
 - Discussion on motion: none
 - Motion passed unanimously.
- Motion made by Roy Wilkinson / Motioned seconded by Steve Beh
 - *Effective immediately, to prohibit any type of Cedar Mesa Ranches HOA, Inc. Board sanctioned "Fire Brigade" or fire brigade operations.*
 - Discussion:
 - *Note: handout from insurance agency (e-mail)*
 - Information (Allen Giannakopoulos): per the insurance policy, an organized Fire Brigade would terminate any insurance, if it was found that CMRHOA was using a "Fire Brigade" for fire operations.
 - Q (Bruce Short): if there was a Board sanctioned slash pile pick-up and burning, could the tools purchased by CMRHOA be utilized for controlling the fire.
 - A (Allen (Giannakopoulos): burning of slash piles in the winter months is permitted, as long as a fire ban is not in effect. The insurance will not cover during the remainder of the year. Chipping will be allowed.
 - *Action item (Allen Giannakopoulos): will inquire about the insurance company's stance on slash burning and the use of CMRHOA purchased tools to control the burning of the slash.*
 - Q (unknown, from Zoom): does the policy cover fire escape routes?
 - A (Allen Giannakopoulos): will be covered later in the meeting and by the guest speakers.
 - Motion passed unanimously.
- Motion made by Roy Wilkinson / Motioned seconded by Steve Beh
 - *Due to the exposed negligence, effectively immediately, the dissolution of the standing committee, known as the CMRHOA, Inc. "Fire & Weed Committee".*
 - Discussion:
 - Information (Allen Giannakopoulos): the Board must be responsible to the Corporation; one of the fiduciary acts that is the responsibility of the Board is the "Duty of Obedience": *Board members must make sure that the nonprofit corporation is abiding by all laws and*

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regulations and doesn't engage in any illegal or prohibited activities.

- Q (Gary Broadhagen): any private citizen may initiate fire operations (i.e. lightning strike) and have neighbors assist until the fire department arrives. *Note: The items being discussed are Board sanctioned activities, not individual landowners' activities.*
- Note (Paul Ruatti): does not feel that we should dissolve the Fire & Weed Committee since there is a lot of information provided from the Committee to the members of CMR.
- Note (Bruce Short): the Fire & Weed Committee has been an educational committee, working with Wildfire Adaptive Partnership (WAP), NFPA and Firewise. Through the work of the Committee is how CMR received the Firewise Community status.
- Motion passed (3-2).
 - Votes For (dissolution of the CMRHOA, Inc. Weed & Fire Committee)
 - Giannakopoulos
 - Beh
 - Wilkinson
 - Votes Against (dissolution of the CMRHOA, Inc. Weed & Fire Committee)
 - Cherbak
 - Ruatti

Guest Speaker: Tony Aspermonte (Chief, Mancos Fire & Rescue, Mancos Fire Protection District)

- Background: been on the fire department since 1984 and twenty of those years as Mancos Fire & Rescue Chief.
- Always need help spotting fires when responding to Cedar Mesa Ranches.
- Had some issues in the past when reports of "smokes" occurred and the fire department couldn't find them because someone put out the fire or did some work on the affected area. No one met the fire department to report that the fire was out or the location of the fire. Three or four days later, the fire department returned to extinguish a larger fire.
- The fire department would appreciate someone directing them to the fire. Any help locating fires is helpful.
 - Q (Steve Campbell): if a fire is seen, who do we call?
 - A (Tony Aspermonte): dial 911, same people will answer for fire, medical or police emergencies.
- Approximately five years ago, Mancos Fire contracted with SW Hospital for ambulance service. The med units and building are leased to the hospital. A paramedic and driver is on duty 24/7/365 days a year.
 - Q (Diane Cherbak): is this why the donation cards are no longer mailed out due to Mancos Fire not providing the medical service?
 - A (Tony Aspermonte): since Mancos Fire is no longer offering the service, they do not send out the post cards.

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- Q (Stan Wellborn via Zoom): is the use of residential fire pits or open barbeques allowed year round?
 - A (Tony Aspermonte): depends if there is a fire ban in effect.
- Q (Allen Giannakopoulos): what is expected of the landowner in the case of a fire?
 - A (Tony Aspermonte): access to the fire and stay in a safe area, out of the way of fire department operations.
- Q (Robert & Callie Ruh via Zoom): is a Propane fire pit or BBQ ok to use year round?
 - A (Tony Aspermonte): if fueled by propane, they are allowed.
- Q (Amy Welden, via Zoom): how long before an ambulance can get to CMR?
 - A (Tony Aspermonte): anywhere from five to twenty minutes.
- Q (Stan Wellborn, via Zoom): What is the difference between low, medium and high fire risk and who makes that call?
 - A (Bruce Short): as the person who takes care of the sign and flag at the entrance of CMR, the National Weather Service and the U.S. Forest Service Fire Danger Rating are checked daily and the sign is moved to the rating indicated by those sources.
 - A (Diane Cherbak): the red flag is also derived from those same sources.
 - A (Tony Aspermonte): if you want to burn a pile on your property, call the dispatcher. If we are in a “red flag warning”, they will advise not to burn.
 - A (Diane Cherbak): the “red flag warning” is for the full day.
- Q (Maria Giannakopoulos): if a resident calls 911, how do the CMR fire department members get contacted to respond?
 - A (Tony Aspermonte): all firefighters receive the call on pagers that each of the Mancos. Firefighters possess and they also have an app on their phone that alerts them to the call. Each app is \$3.00 per firefighter’s phone per year.

Guest Speaker: Steve Nowlin (Sheriff, Montezuma County)

- Covered the importance of a “Go Bag” and an Emergency Preplan for the HOA
- Discussed livestock transportation and evacuation
- Works closely with the fire departments and Incident Command
- During a fire, you will not be forced to evacuate, but we will not go in to rescue if the decision is made to stay.
- Q (Steve Campbell): will residents be notified as to where to take livestock?
 - A (Sheriff Nowlin): yes, the location will be announced (Mancos school or Montezuma County Fairgrounds).
- It is suggested that everyone download the Nixle app and/or the Montezuma County Sheriff’s Office Mobile app.
- Once evacuated, you will be asked to check-in to indicate you are safe. You will need your drivers’ license for identification and your vehicles’ information. A card will be issued for your return to your

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home.

- Once evacuated, the area is closed to everyone except for the emergency responders.
- Support personnel will be available for assistance.
- Evacuation routes: at this time, CMR has two evacuation routes and a third is needed.
 - Need to identify two landing zones in the case of the need to land a helicopter.
 - Q (Steve Campbell): what are the specifications of a landing zone?
 - A (Sheriff Nowlin): 30 to 50 feet diameter area with no brush, overhead obstructions and clear of all vegetation.
 - Q (Paul Ruatti): noticed two camp fires in the Ancient Cedars campground, during a fire ban, with no one attending the fires. No one answered the phone at the campgrounds. A call to dispatch resulted in two deputies responding, who ultimately put the fires out. The next morning a phone call from Ancient Cedars noted that they had a special permit from the County to have campfires.
 - A (Sheriff Nowlin): campsites and RV parks, who have established fire rings, water and fire suppression equipment available, are eligible for a “fire ban exemption permit”. If the fire was left unattended, they should have been sited.
- A Countywide fire ban will probably go into effect in the first few weeks in June, unless we get heavy monsoons.
- Any brush / slash can be taken to the Montezuma Landfill until the end of May, free of charge.
- Q (Mary Vasudeva): are you allowed to shoot guns in the subdivision?
 - A (Sheriff Nowlin): yes, as long as it is done in a safe manner. You are also allowed to shoot a gun on BLM property.
- Q (unknown): if there was a fire at 3:00 a.m., will you bang on doors to notify?
 - A (Sheriff Nowlin): yes, we will look for you on your property. If no one is found, a note will be made that no one was found at a certain address. Educate visitors on their responsibilities during a fire. Have a “Go Bag”. A “Pre-Evacuation Notice” will hopefully be announced.
- Allen Giannakopoulos noted that during a brush fire it is very difficult to breathe, making it difficult and unsafe to stay in your home. This is the reason evacuation distances are large.

Guest Speaker: Jim Spratlin (Emergency Manager, Montezuma County)

- Background: offshore oil rigs (14 years), sheriff deputy (8 years), police officer (22 years) fire fighter (43 years) and emergency management (30 years). Became Montezuma’s Emergency Manager in 2020. Responsible for “Recovery” as part of the process after an emergency.
- His position is “consequence management”, logistics during an emergency. Opens the Emergency Operations Center, upon need.
- He provided an update on upcoming fire season.
- Explained sheltering during COVID and special considerations for animals.
- Discussed the need of mitigation and working with Alex Graf of (WAP).
- Discussed the process of securing grant funding (75%/25%). Homeowners only have to pay 25% of

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mitigation costs. Would like to have County split the cost of the 25% with the landowner.

- There are plans for early warning systems for the residents in the case of a fire.
- Q (Diane Cherbak): how does one go about applying for the grant mentioned.
 - A (Jim Spratlin): the county will apply for the grant. Its part of the Department of Homeland Security and Emergency Management. The grant is available to landowners through WAP.
- Information (Sheriff Nowlin): has found areas in Montezuma County where insurance companies will not insure homes due to the number of fires in Colorado last year.

Secretary's Report (Roy Wilkinson)

- Website Update
 - Website visits in 2020 totaled 1400 visits.
 - In 2020 (January to May) visits totaled 550.
 - In 2021 (January to May) visits total 816, an increase of 32% compared when compared to same time as last year. The website is being used.
 - Website additions include the insurance documents, past minutes (from 2002 to current), corporation paperwork and legal documents.
 - Upcoming pages will include documents for new property owners.
- Logo Contest
 - Winner is Frank Dorka
 - Prize money for the winner of the logo contest totaled \$250.
 - CMR members were sent an e-mail enabling them to vote via a link to Survey Monkey.
- The use of Survey Monkey received positive feedback.



Treasurer's Report (Diane Cherbak)

- Income / Expenses
- There were \$3000 worth of checks collected after April 30, 2021 (date of Income / Expense Report), Dues collection status: all members have paid dues. A few residents had to pay late fees due to late payments (after April).
- Covered expenses (i.e. insurance, road expenses, equipment repair expenses).
- CMRHOA is on track with this year's budget (income & expenses).
- Snow removal expenses were under budget due to the lack of snow fall.
- *Note: see March to April 2021 Financials for more information*

Committee Reports

- **Roads Committee Report** (Chris Hinds)
 - Would like to thank those who helped install the speed humps (Tim Bolyard, Allen

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Giannakopoulos, & Steve Beh).

- The Roads Committee is having “public” meetings on the second Wednesday of the month at 6:30 p.m. Anyone may attend.
- Road Committee meetings are In the process of working on a hard surfacing study for Road 35. Reviewing quotes received for the surfacing work. In the process of forming a strategy for conducting the surfacing.
 - Reviewing an assessment which would be below the amount of the annual dues.
- Q (Terry Wheeler): has there been a Board decision to consider a hard surface?
 - A (Chris Hinds): nothing has been presented to the Board since the Committee hasn’t finalized any plans yet. More information is forthcoming regarding the pros and cons to hard surfacing.
- Q (Cheryl Broadhagen): can we have higher speed bumps?
 - A (Chris Hinds): the speed humps are an “experiment” to find out how much they control speed and to determine if they provide any negative impact on the road. Not trying to disrupt traffic, just slow it down to reduce road maintenance expenses and improve the conditions of the roads.
- Q (unknown): does the sign at the front entrance “private roads” and “privately maintained” keep CMRHOA from any legal action by people who use the roads? Could someone sue CMR over the condition of the roads?
 - A (Allen Giannakopoulos): that is the reason we have liability insurance. The first section of the insurance policy is for liability of the CMRHOA lot owners and the second section is for road maintenance. The insurance is on the website (www.cmrhoa.org). The insurance agent noted that the insurance company has 139 clients (all residents of CMRHOA). Every member has the ability to contact Glenda with questions regarding CMRHOA.
- **Building Advisory Committee (BAC)** (Terry Wheeler)
 - Most home construction which began in 2020 is substantially complete.
 - Lots #30 & #77 are currently under construction.
 - The BAC has been contacted by the owners of lots #73, #86 & #90 anticipating the beginning of construction in 2021.
 - Lot #120 installed the driveway and utilities this year, but not construction.
 - There are 98 completed homes in the subdivision!
 - Two buildings are under construction which were not submitted to the BAC for review (Lot #109 & #118).
 - John Lyren has resigned from the BAC.
 - Susan Whitfield, Tim Bolyard and Allen Giannakopoulos have joined the Committee. One appointment forthcoming.
 - At this time, there are no Covenant complaints under investigation.

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- Plan to have the Annual Property Review at the July meeting.
- Q (Diane Cherbak): what is the status of Lot #31.
 - A (Terry Wheeler): completed and living at the residence.
- Q (Diane Cherbak): what is the status of Lot #14.
 - A (Terry Wheeler): completed and living at the residence.
- **Fire & Weed Committee Report** (Bruce Short)
 - CMR has been part of the Wildland Adapted Partnership (WAP) for ~10 years and over the last couple years we have had over 1000 hours of community volunteer and Ambassador time. This has allowed CMR to maintain our “Firewise Community Status”.
 - This year’s plan is to continue to work with WAP by directing lot owners to Alex Graf (WAP) for assessments and mitigation grants.
 - There is a \$2500 (max) tax rebate for fire mitigation until 2024. If you do mitigation work on your property, make sure you include on your upcoming State taxes.
 - The “CMR Evacuation Plan” is in draft form and will hopefully be completed before the next meeting in July. The plan is to be reviewed by the County prior to submitting it to the Board.
 - Need to review the 2011 “Community Wildfire Protection Plan” (CWPP) to complete the mandated ten year update.
 - Recommend to begin the planning, publicizing and accomplishing CMR’s 2021 NFPA Firewise activity.
 - WAP will not be providing a training program this year, but there is a “notebook” available for training.

President’s Comments (Allen Giannakopoulos)

- Proposals which will be presented to the Board before the next meeting include:
 - Proposal #1: A new ad hoc committee for fire identification and location using drone technology. The preplan has been reviewed by the present authorities and the CMR insurance company and all are in favor of the preplan for this committee.
 - Proposal #2: A standing committee for fire mitigation which will be led by Roy Wilkinson. All efforts will be documented and approved by the authorities and the CMR insurance company.
 - Proposal #3: Create a standing committee for member relations that will handle all complaints and Covenant violations that are currently sent to the Building Advisory Committee.
- Emergency exits
 - The emergency exit off of K.3 (Bob Sander’s lot) is impassible at this time. Three attempts have been made to contact the landowners via certified mail to the Hollub Colorado, LLC. No response has been received, but we will continue to attempt to make contact with the landowners.
 - The BLM has been contacted and they have granted access to crossing the BLM property. Reflective signs will need to be posted in the case of a nighttime evacuation.

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- The emergency exit off of J.7 is passible, but needs signage. The camping issue on the BLM property will be brought up to the Sheriff and the BLM.
- BLM has committed to providing a fire break (30 to 40 feet wide) on the east side of Road 36.7 (end of K.3).
- BLM has agreed to work with CMR to make an escape route at the end of Road 35. This is a 3 to 5 year project which will require an environmental impact study as well as an investigation into human artifacts. BLM will meet with the Montezuma County Commissioners to discuss. The exit would circle around to J.7, where an emergency exit already exists.
- CMR has applied for a Colorado State University Forestry Grant. Thanks goes to Tim Pargee, Steve Campbell, Duncan Rose and Darla Sanders for reviewing the grant.
 - There has already been a dozen CMR residents who have signed up for the grant.
- CMR's Volunteer Community Service for the ongoing mitigation projects will begin on July 10th, 2021. An informational packet will be coming soon. This has been approved by our insurance. To qualify, landowners must meet certain criteria which will be outlined in the information packet.
- Two mitigation contractors have been vetted for use by CMR residents. Look for more information on the CMR website (www.cmrhoa.org).
- A "firewood group" has been found that supplies firewood to the Navajo Nation during the winter. The group will come, cut the trees, take the firewood and create the slash piles all for the opportunity to receive the firewood. This is at no cost and an insurance waiver has been created for this service. Each property owner who would like to take advantage of this service must check with their insurance company prior to the start of the process.
- An e-mail will be sent stating that all equipment for the Fire Brigade and weed spraying must be returned immediately to Roy Wilkinson (Lot #43). Once all of the equipment has been collected, it will be removed from CMR's books and either sold to CMR residents or disposed of.
- CMR will be shifting from a Yahoo account to a Gmail account format for modernization.
- Per council's advice, Allen Giannakopoulos (CMR President) and Roy Wilkinson (CMR Secretary) will be signing three resolution statements on behalf of the three motions made earlier in the meeting. Each of the motions will be copied and sent out to each of the members of CMRHOA, Inc.

Member Questions / Comments

- Q (unknown, via Zoom): what is the condition of the road between J.8 and J.9?
 - A (Chris Hinds): it is completely passible. Paul Ruatti brush cuts it 2-3 times a year.
- Informational (Diane Cherbak): the only way to receive the WAP grant monies is to include the evaluator (Alex Graf) during the process of mitigation and the process has to be approved before starting.
- Q (Diane Cherbak): has concerns about the fire mitigation committee. Will the committee be excluding the talent and offerings brought to the table by the WAP Ambassadors? By excluding

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WAP Ambassadors, CMR could no longer be a Firewise Community?

- A (Allen Giannakopoulos): this will be discussed at a future board meeting.
- Q (Diane Cherbak, follow-up): there is a concern that the worse of the fire season is beginning and this topic is being tabled. It is felt that this decision was made without any knowledge of the other Board members. It seems as though it ignores all of the contributions that the Ambassadors have made, which includes helping educate members, who are here, as to how to mitigate their properties.
- A (Allen Giannakopoulos): the mitigation team will have a strong educational component.
- Q (Diane Cherbak, follow-up): what is Roy's expertise in mitigation, he hasn't had any training and he's not an Ambassador. A firefighter doesn't necessarily understand mitigation.
 - A (Allen Giannakopoulos): he is the only other firefighter in the development.
 - Rebuttal (Diane Cherbak): the qualifications for being a drone operator is acceptable, but ignoring the contributions that the Firewise Ambassadors have been making to this community, seem to have been pushed aside and our contributions are being ignored and no longer important. You (Roy) are not the one who will be educating the homeowners and none of the existing Ambassadors will be involved.
 - A (Roy Wilkinson): provided experience as a firefighter and FAA drone operator as experience for heading the committee.
 - Discussion (Diane Cherbak): a drone operator, I don't care about...
 - Parliamentary (Allen Giannakopoulos): you are out of order, the comment was out of order.
 - Discussion (Diane Cherbak): "what I meant was, I am fine with your qualifications for being a drone operator, my concern is ignoring the contributions that the Firewise Ambassadors have made to this community in the past ten years. We feel we are being pushed aside and [you] will be the one educating homeowners and none of us will be involved."
 - A (Allen Giannakopoulos): the implication that none of the Ambassadors will be involved was not intended nor mentioned. There is going to be a new mitigation committee.
 - Rebuttal (Paul Ruatti): you stopped communicating with our emails and still haven't answered my last email.
 - A (Allen Giannakopoulos): "you want to go there?"
 - Rebuttal (Paul Ruatti): "in private, I will"
- Q (Robby Moy): is it possible to walk the fire roads or at least know how they work in the case of an emergency?
 - A (Allen Giannakopoulos): I walked the J.7 emergency exit road a few weeks ago and we can review the BLM issues. There are no issues, its clear and passible, but needs reflective signs.
 - A (Chris Hinds & Paul Ruatti): the fire escape routes are on private property and you will need permission to walk the roads. During an emergency, the roads are accessible.

Next scheduled BOD meeting:

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

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

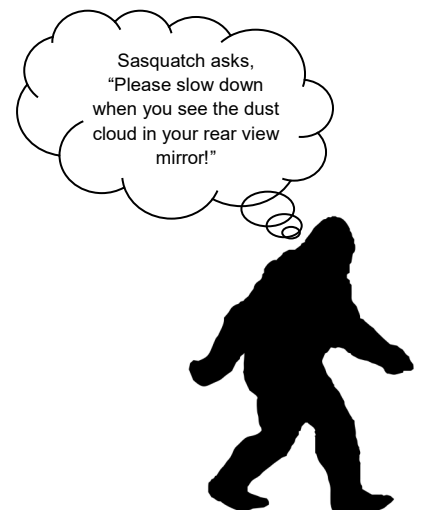
📅 Board of Directors Meeting: Wednesday, July 21, 2021 @ 7:00 p.m., Location T.B.D.

Adjournment:

- The meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Roy Wilkinson | *Secretary*
Cedar Mesa Ranches HOA, Inc.
June 13, 2021



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