

Special Board of Directors' Meeting Minutes

October 16, 2023, 7:00 p.m.

Mancos Public Library

Google Meet Virtual Meeting



Board of Directors Present

Michael Noland (President), Charlie Osburn. and Terry Wheeler.

Sherry Nigteagle, Kim Lanyon, and Roy Wilkinson were excused.

HOA members in attendance (13)

Nan Campbell, (Secretary), Jennifer Noland, Russ Siracuse, Mike Riley, Donna Riley, Diane Cherbak, Joe Trungale, Diane Collier, Don Macklin, Susan Macklin, David Nigteagle, Heather Johnston, and Vicki Fish.

HOA members in attendance via Google Meet (3)

Richard Ruh, Callie Ruh, and Mary Vasudeva

Purpose of the Special Meeting

The purpose of the Special Board Meeting is to receive Community input on the Draft Covenants.

Meeting Called to Order

The meeting was called to order at 7:15 p.m.

Introductory Comments by President

Michael called for a Moment of Silence in honor of Board Member Stephanie Morton who passed away recently.

Prior to comments from the membership on the draft covenants, Michael spoke to the emotion and diverse points of view associated with changing the covenants. Not everyone is going to agree with every covenant. The objective is finding which issues are the most objectionable and then finding a compromise, somewhere in the middle of the issue. Neither side will be totally satisfied, but the only way to go forward is to find common ground for the Cedar Mesa Ranches Community.

Member Comments

Heather Johnston read her comments which were concerned with the process for changing and voting on the covenants. Michael has had confirmation from the attorney that CMR is on the right course with the covenants.

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David Nigteagle, Gwen Gold, and Gretchen Magwitz submitted a covenant proposal to the Board. David was assured that this list of covenants would be considered with all the other suggestions and comments received by the membership.

The Board has received 7 written documents from the membership. There is another meeting for Community input on Saturday, October 21st at 10:00 a.m. at the Mancos Public Library. If there is a need for more meetings, there will be more meetings. It is not anticipated that a vote on the covenants will be before February or March of 2024. Again, the Board will be looking for middle ground on the objectionable/controversial covenants.

There were questions and discussion on how the covenants would be voted on. Could the covenants be voted on one-by-one or grouped together by issues (Montezuma County Subdivision Land Regulations)? All of this is up for discussion by the Board. Nothing has been decided at this point.

Comments were made on how hard it would be to receive 93 positive votes (2/3's of 139 is 92 2/3) let alone 93 votes at all. Again, the Board is aware of this issue, and it will be discussed as the voting process gets nearer.

Meeting Adjourned

The meeting was adjourned at 8:15 a.m.

Next Meetings

Saturday, October 21, 2023, Mancos Public Library, 10:00 a.m.

Saturday, December 2, 2023, Mancos Public Library, 10:00 a.m.