

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Wednesday, April 8, 2009, 7:00 P.M.

Clubhouse, 0157 Cerise Ranch Road
Carbondale, Colorado

MEETING OF DIRECTORS

A meeting of the Directors of The Cerise Ranch Property Owners Association (the "Association") of Garfield County, Colorado was held on April 8, 2009, with the following persons present and acting:

- Eric Schmela, Association President
- Ted Borchelt, Vice President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Charles Capobianco Director
- Keith Edquist, Association Manager

Also present were owners: Dave Marrs and Dan Sadowsky
Landscape Tom Hazard attended the early part of this meeting.
Mid Valley Metro general manager Bill Reynolds also attended this meeting along with
SGM engineer, Chris Lehrman.

Meeting topics: Landscape contract specifics, grading and drainage work, possible use of Metro tank for raw water, pool drain modifications, pool opening dates, aging statements, owner survey.

Owner's Open Forum

Owner Dan Sadowsky made a presentation regarding establishment of a community garden to be located on Cerise common space, specifically in the area east of the ponds, where an irrigation system is available. Board briefly discussed but made no decisions.

Dan also brought the Board thoughts regarding an area on his lot presently only growing weeds, and on which he thought alfalfa and red clover might be grown. Access would have to be over an adjacent lot, and cutting of such a crop would have to be done 2-3 times per year. Granted that such would look better than weeds, but again no decision by Board, though they did say such a process would need to start with Design Review.

Consideration

The minutes of the meeting of March 4, 2009 were reviewed. There followed a motion for approval, seconded, with the minutes then unanimously approved.

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Management Report

Landscape Tom Hazard attended the meeting and the Board asked him some questions regarding his work in Cerise this summer, and Tom offered some 'value added' pieces of work that he said he would perform without added cost-removal of trees from drainages and roadsides, and planting a similar number of annual flowers at the entry as were planted last year. He also agreed not to keep equipment on site as often this year, with the exception of mowing equipment used for the common space.

Tom was asked to produce some numbers for additional work to be done on drainages and also to meet with the landscape committee to look at what is necessary in regard to ditch, culvert and drainage work for 2009. Also briefly discussed was the approach to weed control, all of which should occur earlier this year than last to reduce expenses in controlling noxious weeds.

Manager Edquist then said he had received two bids for the cleaning and staining work to be done on the Cerise bridge log work. Bids were \$3460 and \$2600, with no response by meeting time from a third contractor. Neither bid was accepted, Director Capobianco is to look for a third bid and contact manager Edquist. Keith also reported on the need to look at expansion of the playground area to add cushioning material under one of the swing sets, and was asked to get bids for this work. Mr. Edquist suggested the simplest way to delineate the area would be to add a second level of dimensioned 6 by 6 timbers to those existing at the site, subject to such being acceptable from a safety standpoint. This alteration to the playground area is a requirement of the association's insurance carrier.

Keith said he had no other responses to an email to owners asking for a 5th Design Review Board member. He said he spoke with DRB at their last meeting and suggested a professional architect might be available to participate in the process. DRB endorsed this idea, so Keith asked for Board approval to invite architect Wayne Kirk to the next meeting of the Design Review Board.

Keith asked for clarification on the process for requiring owners to use a single trash service. The Board re-iterated that a single vendor is beneficial to all owners, and that this had previously been discussed by the Board. They state that owners not willing to use the Association's contracted vendor will need to haul their own trash. Mr. Edquist said he needed to determine who those owners are and said he would contact them.

Last, Keith reported that he had attended the recent annual meeting of the Harris-Reed Ditch Company, and was surprised to find Cerise is the largest shareholder. He reported that the expected cost for maintenance for 2009 will increase by 80 cents per share, from the previous 20 cents per share to \$1.00 per share. This will increase the expense to CRPOA from the budgeted \$1700 to over \$5400. This

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arose because the individual who has maintained the ditch for the past 20 years (Steve Risner) indicated he will no longer do so after this season. This prompted the ditch company to recognize the likely greatly increased expense of having this done by others. Mr. Edquist said he did not vote at the meeting. Cerise Ranch and the Mid Valley Metro District are the largest shareholders in the ditch company. Mid Valley was not represented at the meeting. Strictly speaking, the vote to increase the share price may not have been legitimate without a proper quorum present.

Metro District

General Manager of the Mid-Valley Metro District came to the meeting, along with SGM engineer Chris Lehrman, specifically to discuss use by CRPOA of the District's 100,000 gallon storage tank above the east roundabout for storage of raw water. This might allow for eventual construction of a pressurized raw water irrigation system for use in Cerise.

There was enthusiasm for use of this tank, after Mr. Reynolds made it clear that it does not otherwise fit well into the Metro District's water system and is a non-performing asset for the District. However, a pressurized system serving all of Cerise Ranch calls for a level of expense by Cerise, and disruption of existing utilities and landscaped lots that is more suited to pre-development infrastructure. Therefore, to undertake such a system at this time did not seem feasible to the Board.

Financial Report

The Board was provided financial statements consisting of a balance sheet through March 31, income statement for January through March, and an aging report dated 4/3/09. In regard to the aging, the Board would like to see more detail. They discussed the application of payments to past debt, and asked if the aging could show such detail. They also wished to see payment history by owner. Mr. Edquist is to inquire of accountant and report back.

Keith asked again for confirmation that the Board has determined to use a single trash contractor, and received this confirmation. He said he would need to determine who is not presently served by Waste Management and contact them. The Board previously determined that all owners must use the contracted service provider. This will avoid trash on the curbs on different days and different trash trucks coming through the property. Board directive is that an owner must haul trash themselves if they are not willing to be serviced by the contracted association vendor, presently Waste Management.

New Business

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The cleanup date was finally set for Saturday, April 18th, 9 am at the Clubhouse with lunch to follow. Mr. Edquist is to publicize the date via email. Director Borchelt offered to initiate generation and distribution of an owner survey. He sent a draft out for comment and suggestions, encouraged to the Board to review it and will report on this at the next meeting.

Mr. Edquist reported on a matter raised by the pool contractor, Mountain Blue Pool and Spa, Fitz Hurd. Mr. Hurd forwarded information regarding national legislation relating to public pools, which attempts to prevent persons being held underwater by the pool drain's suction. Mr. Edquist was asked to have Mr. Hurd report on what actions should be taken at the Cerise pool, though the legislation may not apply to private pools at this time.

In regard to the pool service, Mr. Borchelt commented that the pool looked good and that he felt Mtn. Blue does a great job. Mr. Edquist reported no increase in maintenance fees were expected for 2009. In related discussion, the Directors felt some more time could be taken arranging the pool chairs, a trash container for the area should be purchased, and that perhaps some flower planters could be added. Mr. Edquist said he would look into that, and also said the bathrooms needed new trash containers, and the interior tile grout in the hallway should be redone. He received authorization to do these things.

Old Business

None

There being no further business to come before the meeting, the meeting was adjourned at 9:15 pm.

Respectfully submitted

Keith Edquist, EMRE LLC, Association Manager

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

Eric Schmela, President
