

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Thursday, May 28, 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 May 28th, 2009, with the following persons present and acting:

- Eric Schmela, Association President- was unable to attend
- Ted Borchelt, Vice President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Charles Capobianco Director –joined the meeting about 8:45 pm
- Keith Edquist, Association Manager

Also present was owner: Kevin Tucker

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

Kevin Tucker made the comment that trees on the highway berm, or more berm and more trees would be the best thing the POA could spend its funds on.

Consideration

The combined minutes of the meetings of May 5 and May 19th were tabled for approval at a later meeting.

Management Report

Manager Edquist said he had received 5 owner's surveys. He was asked to send it out again with the June statements. Mr. Borchelt will collate survey results when more are received.

The Board discussed bids for ditch, culvert and drainage work for 2009. Manager Edquist was asked to consult with the two low bidders (Hazard and Bellm) to determine specifics of the riprap proposed for the drainage basins at some of the culvert locations. Edquist also to make another call to Carbondale Fire Department to see if the culverts could be cleared via the department. The Metro

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district was to be contacted in regard to low or no pressure at the east roundabout hydrant location.

The Board adjourned briefly to inspect the playground situation south of the clubhouse. Mr. Edquist was asked to define the work and get bids for correction of issues identified earlier this year. It was determined this work would be a capital expense, and therefore chargeable to general reserves.

The Board reviewed the aging statement; Edquist to contact Ron Sande in regard to assessments. No payments have been received from Gillis or Selucky. Baldwin, on Lot 66 is paying \$200 monthly, but the application of these payments is to past due amounts.

There was a brief discussion in regard to Clubhouse use by tenants or guests of owners, with no decision in regard to this matter made at this meeting. Also discussed was short term rental use of homes, and/or multiple families living in homes at Cerise. Mr. Edquist said recourse was most likely available, if at all, via zoning regulations, and the PUD and sub-division agreements. These matters were tabled pending crystallization of the issue, i.e. more data is needed.

Mr. Edquist made a brief report on the status of the water system bringing water from the Cerise well to the storage tank and thence to the upper ditch headgate. At this meeting, it was an unknown as to how long the water could be on and whether it would adequately service the owners. It was decided to turn on the valves daily and to see what the results are. There was comment that a lot of water is coming down the Harris-Reed ditch, though Director Roberts said this ditch was not running any higher at her home just west of Cerise Ranch Road.

Charles Capobianco joined the meeting in progress at this time.

There was a question as to whether Cerise was liable in regard to the sinkhole in Dakota. Mr. Edquist had asked for the McMillan Claims service report, but the carrier would not yet release it, pending their further investigation. Mr. Edquist stated he had taken 4 more short movies of the spring above Dakota and would supply them to McMillan Claims.

Two courses of action to get water into the upper ditch were discussed. There was the method in place of pumping water from wells to storage and dropping this into the upper ditch headgate. The other option was taking water from the Harris Reed ditch at some other point. Either was intended not to place water in the irrigation piping in place in Dakota.

Mr. Edquist was asked to investigate what costs CRPOA would be expected to pay in regard to the water supplied by the Metro District from the Cerise well(s), and to contact engineer Chris Lehman to assure the installed system is ok to operate, as installed by Tom Hazard.

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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
