

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Wednesday, July 29, 2009, 7:00 P.M.
Clubhouse, 0157 Cerise Ranch Road
Carbondale, Colorado

MEETING OF DIRECTORS

An meeting of the Directors of The Cerise Ranch Property Owners Association (the "Association") of Garfield County, Colorado was held on July 29, 2009, with the following persons present and acting:

- Charles Capobianco President, was unable to attend
- Ted Borchelt, Vice President, was unable to attend
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Dave Marrs, Director
- Keith Edquist, Association Manager

Meeting topics: Drainage work, upper ditch operation, replacement for resigned director Schmela, clubhouse flood expense.

Owner's Open Forum

No Owners were present for the meeting.

Consideration

The minutes of the prior meetings of July 1, 2009 were approved as written.

Management Report

Mr. Edquist recapped the bids for the drainage and culvert cleaning work. The Board determined to have contractor Bellm come and look at the work again to see if the expense could be reduced, or the work done in stages this year and next. There is \$8000 budgeted for this work, Bellm's bid is \$7196. Should the expense be in the \$4-5,000 range to do half this year and half next, that will be the course taken.

Weed control efforts have been set back almost a month due to the wet weather of late spring. Landscaper Hazard is mowing east pastures, and sub-contracted Prima Plant Care will be spraying private lots in the coming month.

Keith said he had received a billing from the Metro District for labor, parts, and water expense related to pumping water to the storage tank for the use of the upper ditch users.

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The Board wanted to know when the Hoffman home under construction would be landscaped, as this will add to demand on the water. Mr. Edquist said he would try to meet with Bill Reynolds from the District in regard to the billing and related matters. Mr. Edquist gave Vice President Borchelt 16 completed owner surveys. Ted will collate and report on the information at a later date.

Financial Report

The Board would like to break out expenses by month in future budgets, in order to track expenses by month more closely. Mr. Edquist will prepare the next proposed budget in such a fashion. The Board also asked for a running total by quarter of receivables, to track POA assessment income over the recent past. Keith will ask the accountant to produce such a report for future meetings.

There was a motion, seconded and carried to appoint Director Charles Capobianco as interim President until the next election of Directors at the 2009 annual meeting. The Board also directed additional liens be filed on owners Gillis, W. Baldwin, and Selucky, for past due assessments.

New Business

The Board appointed owner Dave Marrs to the Board, to fill the remaining term of office of resigned Director Eric Schmela, to December of 2009. Mr. Marrs had been previously contacted in this regard and agreed to serve on the Executive Board. Mr. Marrs is also a member of the Design Review Board. Eric Schmela also resigned from Design Review. Mr. Edquist said a replacement member was sought and needed for DRB.

Old Business

There was further discussion regarding the expenses related to dryout of the Clubhouse after flooding. The Board determined to withhold payment and work with the vendor to reduce costs. Mr. Edquist gave the check, invoice and contact information to Treasurer Calabro to continue to work this situation

At this time owner Tucker left the meeting.

There was direction given to management to account for legal expense from the Balcomb and Green firm in regard to the situation in Dakota and the Highline (Upper) Ditch. Mr. Edquist will contact the attorney involved and ask he generate a report regarding what was discussed and what advice was provided.

Vice President Borchelt was to reply to an inquiry from the Dakota homeowner's attorney and state the water at the site is being tested per the recommendation of CRPOA insurer, to determine if it is treated water or groundwater. There was further discussion as to how to deliver more water to the upper ditch headgate in the future.

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There being no further business to come before the meeting, the meeting was adjourned at 8:25 pm. The next regular meeting of the Board will be Wednesday, July 1, 7 pm at the Clubhouse.

Respectfully submitted

Keith Edquist, EMRE LLC, Association Manager

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

Charles Capobianco, President

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