

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, February 8, 2011, 6:00 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 February 8, 2011, with the following persons present and acting:

- Martha Capobianco, Director
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Roy Saba, Beach Resource Management

Meeting topics: Covenant Enforcement, Signage for Pond Usage, Gazebo Bids, Tree Deposit, Design Review Board Report, Banking Signatures for Accounts, Debt Collection and Financial Report.

The meeting was not called to order until 6:50 p.m. as the workout room was flooded due to the boiler not working and broken pipes. A plumber was called, Travis Sinclair, to repair the problems and get the heat working again. Thank you to Travis for helping the Association on such short notice.

Owner's Open Forum

No owners present.

Consideration - The Minutes for the January 11th meeting were presented for approval. Director Calabro made a motion to approve the minutes, Director Capobianco seconded, with the minutes then approved unanimously.

New Business

Covenant Enforcement: The Board has received a complaint regarding parking on the road. The covenant will be reviewed by Mr. Saba with follow up to the homeowners.

Signage for Pond Usage: The insurance carrier for Cerise Ranch has contacted the Board stating that there must be signs for the pond indicating that there is no swimming, fishing, ice skating or boating on the pond. Mr. Saba will investigate insurance coverage which would not be this restrictive, possibly allowing fishing, boating. Mr. Saba has purchased six signs. Four of the signs will be posted at the pond with the remaining two kept as a reserve. Director Roberts will inform the homeowners of the sign requirement in the quarterly newsletter. On another note Director Calabro will have the bookkeeper, Kim Clinco, ask the property owners for updated e-

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mail addresses with the next billing statement. The property owners will be asked to send a direct e-mail to Director Roberts. Upon receipt Director Roberts will compile the list of e-mail addresses for Beach Resource Management and the Board.

Old Business

Gazebo: The Board received two bids to remove the gazebo and another bid is on the way. Upon receipt of the third bid Mr. Saba will submit the bids to the Board.

Tree Deposit Refund: Tom Hazard has not returned the \$2,500 tree deposit from the failed fall tree order. Mr. Saba will continue to work with Mr. Hazard to get the deposit back.

Design Review Board Report: Mr. Saba reported that the fencing issue on Lot 8 has not been resolved. Dave Marrs continues to work with the property owners to bring the issue into compliance with Design Review Guidelines.

Signatures for Banking: Director Calabro and Director Capobianco will be updating the signatures on the American National Bank accounts next week as the Bank prefers that the signers come into the location to complete.

Financial Report

Review of January financial information was performed. Director Calabro reported that Kim Clinco would be transferring the remaining reserve funds to bring the 2010 reserve fund balance to \$30,000 which is our targeted funding.

Mr. Saba will prepare a grid showing the status on past due assessments to present at the March meeting. Mr. Saba will contact Lot 49 with a request for a payment on the past due assessments to be received no later than February 28, 2011 or a lien will be filed on the property. Mr. Saba will also place a phone call to the property owners of Lots 41-43 and Lot 45 for payment. The past due amount of \$1,375.97 for the Campisi's will be sent to Small Claims Court. Lot 66 is in the Interrogatories stage with difficulty in tracking down the property owner's new addresses. Director Capobianco stated that the owners were now living in Hawaii. Lot 51 was liened for the past due assessments and is now owned by One West and BRM is working on collecting the super lien. There was discussion as to whether CRPOA had received the dues on Lot 44 upon the sale. Mr. Saba will follow up with Kim Clinco. BRM is actively pursuing collecting on the judgment for Selucky.

The Board suggested a time to meet with Craig Corona to discuss the lawsuit with the Schultze's.

There being no further business to come before the meeting, the meeting was adjourned at 7:50 pm.

The next meeting of the Board will be on Tuesday, March 8th at 6:00 p.m. at the Clubhouse.

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Respectfully submitted

Farah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
