

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Wednesday, June 15, 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 June 15, 2011, with the following persons present and acting:

- Martha Capobianco, Director
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Heather Gosda, Beach Resource Management
- Hope Wallace, Beach Resource Management
- Mike Jenkins, Twisted Tree Landscape Construction & Design, Inc.
- Ted Borchelt, Owner of Lot 10
- Kimberly Welsh, Lots 1 & 64

**Meeting topics: Controlling Ditch Flow, Harris Reed Eroding Blue Stem Ct., Driving Damage on Round-a-bout, Covenants, Weed Control, Exterior Lighting, Clubhouse Painting, Tree Deposit Refund, Design Review Board Report, Schultz Water Situation, Landscaping Update, Tree Bid, Website Improvements, Guidelines for Chickens, Horse Pasturing and Financial Report for Cerise Ranch POA.**

The meeting was called to order at 5:59 p.m.

### **Owner's Open Forum**

Kimberly Welsh discussed the pool and clubhouse issues. The hand weights in the workout room are broken and need new hand grips. They have broken previously and will cost over \$100 to repair. The Board elected to get rid of the weights. Mrs. Welsh asked if the quarterly newsletter could include a request to clubhouse and pool users to clean up after themselves and children especially in the restrooms. The newsletter will also include Mrs. Welsh phone number in case of a pool clean up emergency. Mrs. Welsh will purchase a larger trash can for the clubhouse. The WIFI is out at the clubhouse. Beach Resource Management will contact Comcast. Discussion ensued regarding use of clubhouse and pool facility by short term renters (VRBO). Mr. Borchelt was not inclined to let these renters use the facilities. The Board was unanimous that they should be able to use the facilities.

Mr. Borchelt asked about the spraying of the road sides, street parking and landscaping concerns on homeowners lots. Twisted Tree is spraying the road sides where gravel is located. Ms. Wallace is conducting covenant enforcement and will issue letters to homeowners that are parking on the street or not taking care of their landscaping.

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**Consideration** - The Minutes for the May 10<sup>th</sup> 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**

**Controlling Ditch Flow:** The Board has elected to have three individuals to be able to change the flow of the Harris Reed ditch due to the recent flooding event on the western part of the ditch. AA Amazing, Inc. is working on the ditch for better flow. Discussion regarding a list of Harris Reed ditch users was discussed. Todd Gressett will be working with AA Amazing regarding the repairs. Due to the urgency of the ditch flooding the Board did not get bids to perform the ditch work. Mr. Borchelt felt that the Board should have received several bids in order to get the best pricing. The Board agreed that they would do so in the future but at the time they needed the ditch to be repaired as soon as possible and past bids from AA Amazing have always been the lowest bid.

**Harris Reed Eroding Blue Stem Court:** Director Capobianco will contact AA Amazing for a bid to possibly extend the culvert.

**Driving Damage on West Round-a-bout:** The Board discussed possible solutions to keep drivers from driving on the grass on the round-a-bout including boulders, tack strips and lights. No solution was reached.

**Compliance of Covenants:** Ms. Wallace will be conducting periodic checking for covenant compliance. She will notify the Board of her findings. All contact with homeowners will be conducted via a written request to have a paper trail.

**Weed Control:** Beach Resource Management will get bids for spot spraying of weeds. The budget for weed spraying is approximately \$2,500. Discussion ensued as to whether we could skip weed spraying this year. Director Roberts brought up the requirements of Garfield County for noxious weeds.

## **Old Business**

**Exterior Lighting:** Mike Hoffman working on updating the lighting. New fixtures have been ordered and we should receive them next week.

**Clubhouse Painting:** The clubhouse painting is complete.

**Tree Deposit Refund:** Ms. Gosda reported that Beach Resource Management has received \$500 from Tom Hazard. An agreement was made between the Board and Mr. Hazard between board meetings that he would pay \$500 per month to pay back the \$2,500 tree deposit from last fall.

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DRB Report: Lot 44 has received DRB approval to build a pavilion. Lot 59 has not finalized their improvements but is working diligently to complete them. Ms. Wallace discussed the allowing of trailers within Cerise Ranch and the approval of said trailers by the DRB. At this time the Board does not want to ask each homeowner to go through the DRB for approval as some of the trailers may have been approved by a previous DRB.

Schultz Water Situation: No new activity from the attorney.

Landscaping Update from Twisted Tree: Mike Jenkins updated the Board regarding landscaping issues. The pipe on the east round-a-bout broke due to a poor connection therefore the pump burned out. The pump on Hope Pond failed due to a bad seal and was replaced with the backup pump. Mr. Jenkins asked if the Board would like to fix the pump. It was agreed to fix the pump so it would be available in case of an emergency. The road shoulders have been mowed along with the bike path and around Hope Pond. Ongoing weed spraying in landscaped areas. Road shoulders where gravel is placed has been sprayed as well as the volleyball area. The tree suckers are being cut down and not sprayed to avoid damage to the main tree.

Tree Bid – Twisted Tree: The Board asked Mr. Jenkins for input on tree planting and he recommended planting in the fall.

Website Improvements: The Cerise Ranch website is almost complete. Director Roberts needs to supply pictures. The budget for the website is over budget. Director Calabro is contacting a homeowner to see if they would be willing to update the website as needed to help out the Association.

Discuss Guidelines for Chickens: Guidelines were discussed at the May meeting. Director Roberts will include the guidelines in the summer newsletter for property owner comments.

Horse Pasturing: John Howe approached Todd Gressett in regard to pasturing his horses in the common space of Cerise Ranch. The Board met with Mr. Howe and discussed fencing and other details. Mr. Borchelt said that a homeowner was very anxious about horses being kept in Cerise Ranch. The covenants allow for only property owners horses to be kept in the common area. Discussion ensued regarding a contract, insurance and cancelling the contract. Ms. Gosda strongly recommended a contract and said she could put one together. Director Roberts will contact Mr. Howe for proof of insurance naming Cerise Ranch as the insured.

## **Financial Report**

Review of the May financial information was performed. Website maintenance is slightly over budget. Landscaping is under budget by \$487. A correcting entry will be posted for the pool boiler as it should come out of reserve and not pool maintenance. The planter boxes at the pool will also have a correcting entry to clubhouse maintenance. Management is also under budget. Kim Clinco is contacting the closing title company for the Paradigm home real estate transfer assessment fee.

Six property owners have been sent to Advantage Group for collection. Director Calabro made a motion that these dues will be written off as bad debt through December 31, 2010 with

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2011 assessments being waived along with interest and fees. Three lots, 51, 66 and 26, will be written down except for the super lien balance. Director Capobianco seconded the motion. The motion was approved unanimously.

Lots 49 and 22 have not responded to collection letters. BRM will send another letter stating that the next step will be small claims court if the assessments are not brought current.

Ms. Gosda will follow up on a super lien on Lot 54 with One West.

Ms. Gosda was notified that the Wheatley have filed bankruptcy. She will contact Susie Wheatley for a copy of the bankruptcy papers.

Ms. Gosda will follow up on the super lien, assessments and transfer fee on Lot 26.

## **Other Business**

Irrigation Pump Cover's: A homeowner is requesting enforcement of irrigation pump covers. BRM will send out letters to homeowners to cover their irrigation pumps.

Trash Service: Ms. Wallace stated that the bid for waste removal from Intermountain Waste did not include critter proof carts and this would cost additional money. The Board elected to move forward with non critter proof carts.

Welcome Letter: Ms. Wallace would like to send welcome letters to new homeowners and presented a letter for approval. The Board was in favor of sending the letters.

There being no further business to come before the meeting, the meeting was adjourned at 8:13 p.m.

The next meeting of the Board will be on July 12th at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

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