

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, October 11, 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 October 11, 2011, with the following persons present and acting:

- Martha Capobianco, Director
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Hope Wallace, Beach Resource Management
- Kim Clinco, Bookkeeper

Meeting topics: Financial Report for Cerise Ranch POA, Debt Collection, DRB Guidelines for New Construction Deposit, Clubhouse Winterization, Trees, Parking at Clubhouse, Design Review Board Report, Landscaping Update, Pond Weed Control, Schultz Water Trial Date and Pool Closure.

The meeting was called to order at 6:03 p.m.

Owner's Open Forum

No owner's present.

Consideration - The Minutes for the September 13th meeting were presented for approval. Director Calabro made a motion to approve the minutes, Director Capobianco seconded, with the minutes then approved unanimously.

Financial Report

September financial statements were reviewed.

Ms. Wallace reported that she is continuing to work on the past due assessments. Six property owners are currently past due. One of the property owners is on a payment plan that is not being paid as agreed.

New Business

Design Review Board Guidelines for New Construction Deposit: The Board has agreed to reduce the new construction deposit to \$10,000.00. The DRB will release 50% of the deposit

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upon receipt of the Certificate of Occupancy and the remaining 50% will be released when the work is final.

Clubhouse Winterization: Director Capobianco will contact Travis Sinclair to winterize the clubhouse.

Trees Along Ditch/Berm: Director Calabro will place flags to mark where new trees are to be planted.

Parking/Carpool Clubhouse Lot: A car has been parking at the clubhouse a couple days a week. After leaving a no parking notice it was discovered that the owner was carpooling with a Cerise Ranch property owner to work. The Board would prefer that the lot only be used for property owners using the facilities. Ms. Wallace will notify the property owner.

Old Business

DRB Report: Nothing new to report.

Landscaping Update: The sprinkler system will be blown out and shut down on October 12th.

Pond Weed Control: The pond treatment will occur after the sprinkler system is shut down. Ms. Wallace will prepare and hang signs at the clubhouse and pond to alert property owners to not enter the ponds for 21 days. She will also e-mail property owners.

Schultz Water Trial: A date has been set for the Schultz water trial on July 16th for four days. Director Capobianco stated that the case could still be settled out of court.

Weed Control: Garfield County will be conducting a GPS mapping of Cerise Ranch for weed problem areas within the next week.

Pool Closed for Season: Pool was closed in the last week of September without incident.

Other Business

No other business.

There being no further business to come before the meeting, the meeting was adjourned at 6:26 p.m. The Board met in Executive Session to discuss the 2012 budget.

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

Respectfully submitted

Farrah Roberts, Secretary

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CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
