

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, November 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 November 8, 2011, with the following persons present and acting:

- Martha Capobianco, President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Hope Wallace, Beach Resource Management
- Peter Dolan, Property Owner

Meeting topics: Financial Report for Cerise Ranch POA, Debt Collection, Lot 68 Weed/Water Concerns, DRB Report, Landscaping Update, Weed Control – Garfield County Results, Trees, Annual Meeting and 2012 Board Goals.

The meeting was called to order at 6:04 p.m.

Owner's Open Forum

Peter Dolan was present for the meeting. Mr. Dolan brought up concerns regarding on street parking and the effect this has on all property owners. He also expressed concern over snow plowing liability with possible accidents with these vehicles on the road side. The Board and Ms. Wallace will be working on Rules and Regulations to clarify the Covenants, Conditions and Restrictions for Cerise Ranch early in 2012. This topic will be included for discussion. Mr. Dolan asked that the Board address the long term road side parking not short term parking (parties, visitors, etc...).

The subject of trailers on properties was also discussed as only one recreational trailer may be parked on a single property at any time and must be located in a designated parking area.

Mr. Dolan asked if the Board was interested in him removing the dead trees on the berm. The Board was very much in favor of Mr. Dolan performing this service. The trees on Lot 66 were also discussed that are located along the small pond. The trees are continuing to fall along this area due to the developer planting them too close to the pond. Discussion ensued as to whether these trees were Cerise Ranch POA's responsibility or the property owners. Ms. Wallace stated she had looked at the Plat map and it appears that these are the property owner responsibility. The property owner has been notified that the trees need to be removed. Lot 66 may be under contract as a request has been made for a dues statement.

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Mr. Dolan stated that the weeds in the subdivision needed to be dealt with earlier next year and if the property owners do not take care of the weeds on their lots that the Board should have them sprayed and charge the property owners. The Board recognized this comment and will certainly be firm next year with weed violations.

Director Capobianco asked Ms. Wallace to follow up with the owners of Lot 54 to remove damaged landscaping from previous homeowners. Director Roberts asked that a covenant check to all property owners be completed by Ms. Wallace.

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

Financial Report

October financial statements were reviewed. The new trees have been planted along the ditch/berm on Highway 82. The invoice was just under \$5K and will be deducted from the Wildlife Habitat Fee Income. Overall year to date the budget is over due to the large write-off in bad debt earlier in the year.

Ms. Wallace reported that she filed liens on Lots 49, 45 and 60 for past due assessments. Ms. Wallace will phone all delinquent property owners to discuss payment. The collection of charged off assessments from the collection company has not been successful to date.

New Business

Lot 68: Director Calabro and Director Roberts will meet with the owners of Lot 68 to discuss the condition of the property as well as a water issue regarding the developers.

Old Business

DRB Report: The construction deposit has been refunded to Lot 27. Gary Beach, owner of Beach Resource Management, suggested that the Board change the name of the Construction Completion Deposit to the Construction Compliance Deposit. The Board agreed the name change was appropriate.

Landscaping Update: Landscaping work has been completed for the year. Mike Jenkins and their crew did a great job. Director Roberts wondered if blowing the leaves into the native grasses was good. The Board will see what impact this has.

Pond Weed Control: The pond has been treated. Director Calabro stated that we will most likely have to treat the pond again in the spring prior to starting up the irrigation system. Discussion ensued to pursue “greener” treatments after the pond is under control.

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Weed Control: Garfield County has provided the GPS mapping of weed problem areas in Cerise Ranch. Ms. Wallace will contact Prima Plant Services for a bid on cutting down and treating the Russian Olive noxious weeds as noted on the map provided by Garfield County. Ms. Wallace will send letters to the property owners that Garfield County has identified their property as containing noxious weeds and they must be removed.

Trees Along Berm: The trees have been planted as agreed by Twisted Tree Landscaping.

Other Business

Ms. Wallace will check with the FDIC regarding a claim letter for Community Banks.

Annual meeting discussed. The following topics will be part of the annual meeting: Yearly recap, Horse Pasturing (John Howe to possibly present), Chickens (Board approved 4 hens), Board Position Openings (Ms. Wallace to send an e-mail to property owners), Financial Information and CDOT Fencing Project. Appetizers and drinks will be provided. Property owners may also bring a dish.

2012 Goals include:

1. Rules and Regulations to clarify the Covenants, Conditions and Restrictions for Cerise Ranch.
2. Pond Improvements
3. Bike Path Improvement
4. Weed Control

Contracts for 2012 pool maintenance and 2011/2012 snowplowing were signed by Director Capobianco. The 2012 property management contract needed the address of the clubhouse changed and the principal office to remain the same (0157 Cerise Ranch Road, Carbondale). The 2012 landscaping contract has already been signed.

There being no further business to come before the meeting, the meeting was adjourned at 7:43 p.m.

The next meeting will be the Annual Meeting on December 13th at 6:00 p.m. at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
