

# **Cerise Ranch Property Owners Association**

## **RECORD OF PROCEEDINGS**

**Tuesday, April 13, 2010, 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 April 13, 2010, with the following persons present and acting:

- Dave Marrs, President
- Ted Borchelt, Vice President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Landis Greathouse, Beach Resource Management

Martha Capobianco was unable to attend.

**Meeting topics: Ditch Maintenance, Neighborhood Clean Up Day, Letters to Homeowners, Harris & Reed Ditch Annual Meeting, Fireplace Rules, Highline Ditch Update, Entry Lighting, Cerise/Dakota Trail Easement, Landscaping, POA Financial Reports and Debt Collection/Recourse.**

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

Ken Larson attended.

### **Consideration**

Director Calabro made a motion to approve the minutes of the meeting of March 10, 2010. Director Marrs seconded, with the minutes then unanimously approved.

### **New Business**

Ditch Maintenance (Burning) – Received proposal for burning the ditches from M & J out of Grand Junction. After some discussion it was decided that the bid was too high and also needed a not to exceed price. Would like to have additional bids or burn the ditches as we have in the past with homeowners and a water sprayer.

Neighborhood Clean Up Day – Set for May 1<sup>st</sup> from 9-12. Need homeowners to participate to keep costs down.

# **Cerise Ranch Property Owners Association**

Letter to Homeowners regarding Maintenance and Landscaping – The Board approved the letter written by Beach Resource Management to address maintenance and landscaping violations. The letter will be mailed and e-mailed to homeowners.

Harris and Reed Ditch Annual Meeting Update – Meeting minutes attached.

Fireplace Rules – Cerise Ranch POA and Garfield County do not allow wood burning fireplaces in Cerise Ranch. It was noted that a homeowner may have two of these in their home. Director Borchelt to investigate.

Unleashed Dogs and Driving the Wrong Way in the Round-a-bouts – Unleashed dogs are becoming a larger problem for the Subdivision. Mrs. Greathouse will send a reminder to leash dogs and to drive around the round-a-bouts correctly. Director Borchelt noted that we should contact Garfield County Animal Control.

Elliptical Machine – The elliptical machine is not working correctly.

Clubhouse Cleaning – Mrs. Greathouse to follow up on getting the clubhouse cleaned.

## **Old Business**

Highline Ditch – Legal Update – Craig Corona sent a cost sharing letter to the Dakota Homeowners Association. The Board is following Mr. Corona's recommendation to wait for a response from the Dakota HOA. Need to work on a temporary irrigation water fix for the users of the ditch. Director Marrs to contact Bill Reynolds to see if we could use the water tank again.

Highline Ditch/Sinkhole – Construction fix on hold until further notice.

Entry Lighting – Working on getting bids.

Cerise/Dakota Trail Easement – The Dakota's are not interested at this time in connecting with Cerise Ranch for a continuous trail.

Other Landscape Matters – Field Mowing and Weed Spraying – M & J submitted a bid for mowing. The Board will request bids from Tom Hazard and Bill Reynolds as well. The mowing contractor will need to work with the weed sprayer.

## **Financial Report**

Review of financial reports for March 2010 – Reserve transfer for 2009 needs to be transferred. April to finalize with Kim Clinco to get transfer completed. Director Marrs motioned for reserve transfers to be done annually after the year end financials are finalized. Director Borchelt seconded with all in favor.

Debt Collection and Past Dues - Budget continues to tighten due to past due homeowners dues. The Board is pursuing small claims court on several homeowners. Beach Resource

# **Cerise Ranch Property Owners Association**

Management will attend Small Claims Court on behalf of Cerise Ranch. Mrs. Greathouse will notify the Board of the approximate expense.

## **Other Business**

Website – The Board decided to keep the CeriseRanch.com website updated and current. Mrs. Greathouse will work with the website manager.

Update to Clubhouse, Pool and Amenities Policies – Beach Resource Management added language to the existing Policies to state that rights to the common facilities would be suspended if owners are not current with their Association Assessments.

Letter to Dog Owner – Mrs. Greathouse will be sending a letter to a homeowner regarding complaints for incessant dog barking.

Blue Creek Fencing – Director Roberts to contact Tom Hazard for a bid to remove barb wire and fence in disrepair along Blue Creek.

There being no further business to come before the meeting, the meeting was adjourned at 7:48 pm.

The next meeting of the Board will be on May 12th at 6:00 pm at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.

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