

Cerise Ranch Property Owners Association

RECORD OF PROCEEDINGS

Tuesday, May 11, 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 May 11, 2010, with the following persons present and acting:

- Dave Marrs, President
- Ted Borchelt, Vice President
- April Calabro, Treasurer
- Farrah Roberts, Secretary
- Martha Capobianco Director
- Landis Greathouse, Beach Resource Management
- Bill Reynolds, Mid Valley Metropolitan District
- Chris Lehrman, Schmueser, Gordon, Meyer
- Craig Corona, Patrick, Kropf & Miller
- Tom Hazard, Hazard Landscaping

Meeting topics: Neighborhood clean-up day, Letters to Homeowners, Ditch Work, Highline Ditch Update, Landscape Work, Weed Control, POA Financial Reports & Debt Collection/Recourse

Owner's Open Forum

No owners were present.

Consideration

Director Capobianco made a motion to approve the minutes of the meeting of April 13, 2010. Director Borchelt seconded, with the minutes then unanimously approved.

New Business

Neighborhood Clean Up Day - Due to lack of participation, the clean-up day scheduled for May 8th was cancelled. Would like to keep this activity on the list and reschedule.

Letter to Homeowners - Letter to owners regarding covenant policies was sent April 5th. Need to follow up and look for violators. Recommended to refer back to list from last fall and forward on to Management for follow up letter of violation.

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Communication to Homeowners – The Board to consider communication to owners regarding potential litigation surrounding ditch issues.

Upper Ditch Water – Alternative Plan – Chris Lehrman & Bill Reynolds presented 2 possible options for providing temporary irrigation. Plan A involves using existing easement through Dakota and trenching down street. This would possibly require easement agreements. Plan B involves pumping from Blue Creek Ditch. Chris L. will provide additional information regarding cost to run and maintain. Craig C. suggested that Board contact Corp. of Engineers to determine if permits will be required. Board agreed to weigh pros and cons once pricing is more defined. Both fixes will be temporary as the Board will continue to work on getting the High Line Ditch fixed in Dakota.

Old Business

Highline Ditch Legal Update - Craig Corona stated that if the Schultze's claim that Cerise Ranch had negligence than our insurance may cover the fix. Craig recommends we wait to see what happens with the cost sharing plan and if we proceed with an option to get water to the upper ditch users that this be a temporary fix.

Landscape Contract Work – Tom Hazard has completed most of the spring clean up including: fertilizing flower beds, weed and feed, irrigation, replacing sprinkler heads, shrubs 80% pruned and the main road was swept. The potholes around the round-a-bout are becoming a bigger problem and need repaired. The shoulders on Cerise Ranch Road need to be repaired to be even with the asphalt and to avoid them sloughing off this summer. Tom will prepare a bid.

Landscape Matters – Weed Spraying – Tom Hazard reviewed Cerise Ranch maps with the Board that showed the problem areas of weeds and the areas that had been sprayed over the last few years.

Landscape Matters – Field Mowing/Burning, Ditch Maintenance and Weed Spraying – Tom Hazard proposed to mow all the fields except for the burned field for \$2,800 – it was suggested that he submit a bid. M & J also submitted a bid to mow for \$60 an hour.

Tom Hazard made suggestions on where to spray this year and proposed that he would take care of the spraying for \$10,000 (\$9,000 to the weed contractor and \$1,000 for his coordinating the effort). Beach Resource Management submitted a bid to spray all fields, road-sides and common areas for \$4,000. The Board elected to move forward with Beach Resource Management.

Financial Report

Financial Reports were not available for the meeting due to computer maintenance. April to forward upon receipt from the Bookkeeper. April noted that the Reserve Transfer had not been made yet for 2009 – she will follow up with the Bookkeeper.

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Review Invoices - Invoice for Sopris Engineering for \$7,200 and an invoice in the amount of \$7,504 for Patrick and Miller and Kropf were reviewed and approved.

Debt Collection – Court date is set for small claims for Lot 49 and Lot 39. Beach Resource Management to attend on behalf of Cerise Ranch. A payment plan with Lot 49 has been set up – if followed the small claim will be dismissed. The Board decided to move forward with small claims on the previous owners (foreclosed lots) of Lot 33 and Lot 39 for July. A letter will be sent to Lot 56 and Lot 45 for first quarter past dues.

There being no further business to come before the meeting, the meeting was adjourned at 8:20 pm.

The next meeting of the Board will be on Tuesday, June 8th at 6pm at the Clubhouse.

Respectfully submitted

Farrah Roberts, Secretary

CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC.
