

# PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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**Tuesday, October 8, 2019 at 6:00 pm**  
**Cerise Ranch Clubhouse**  
**0157 Cerise Ranch Road, Carbondale, CO 81623**

## Board Meeting Minutes

- 1. Call to Order/Verification of Quorum:** Meeting was called to order at 6:11 pm by Aaron Walker with IMM. Quorum was established with the following directors present: Peter Dolan, Katie Erickson, and Mike Hoffman. John Kinney and Greg DeRosa were not present. Bob Johnson with IMM was also present.
- 2. Approval of 4/9/2019:** Katie made a motion to approve. Mike seconded the motion, and all were in favor.
- 3. Homeowner Open Forum:**
  - Peter let everyone know that there would be some ditch maintenance that will be part of the yearly maintenance plan.
- 4. Financial Review:** The August financials were reviewed. It was noted that there was \$24,871.26 in the operating account, \$358,428.87 combined in the reserve accounts, and \$100,000 in the Vectra Bank CD. It was also noted that the association is operating at just over \$32,000 income over expense, year to date. Peter asked that the interested earned for the Vectra CD be reflected in the financials.
  - **Assessment Increase Discussion:** The board discussed if an assessment increase is in order. They decide that more discussion is needed before a decision can be made.
- 5. Maintenance Update**
  - **Berm** – The berm project is nearly finished. It should be completed next fall.
  - **Summer Irrigation Review** – A new head gate was installed in the spring. No major issues or repairs are anticipated for next year.
  - **Future Road Sealing** – Peter reported that he has been talking with someone about a new emulsifier for the roads. The roads should last 40 more years with the emulsifier.
  - **Main Entrance Flowerbed Redesign** – The board would like feedback from members about this upgrade. It was also discussed that the roundabout at the end of larkspur needs more water.
  - **Burn Pile Fire** – The debris pile at the end of the access road will be burned this winter.
  - **Pool** – It was discussed that the sides of the pool could be cleaned better.
  - **Slide** – The bottom of the slide needs to be fixed. It needs more sand
- 6. Additional Business:** No additional business.
- 7. Adjourn:** 6:55