

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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<p>Held on Tuesday, February 20th, 2018 at 6:00 PM Cerise Ranch Clubhouse 0157 Cerise Ranch Road, Carbondale, CO 81623</p>
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Approved Board Meeting Minutes

- 1. Call to Order:** Meeting was called to order at 6:05 by Aaron Walker with Integrated Mountain Management at 6:05 pm. Quorum was established with the following directors present: Peter Dolan, Greg DeRosa and John Kinney. Bob Johnson with Integrated Mountain Management was also present.
- 2. Financial Report:** Aaron presented the financial for the association as of 12/31/2017. It was noted on the balance sheet that there was \$51,038.50 in the operating account, \$20,506.08 in the construction account, and \$349,464.05 in the two reserve accounts. The AR report was briefly discussed.
- 3. Pond by Clubhouse Odor and Mitigation:** There was a complaint from the membership that there is a sewer smell coming from the pond at the entrance to the association. Peter informed everyone that this is from ammonia and nitrogen being produced from the pond and because it is so shallow. This smell is something that is seasonal and generally only occurs in the winter. One member informed everyone that there is a company called Lily Fisheries out of Fort Collins that does pond aeration and that would solve this problem. Aaron was instructed to contact them and see if they had any solutions.
- 4. Review Berm Project and Gould Agreement:** There was much discussion regarding the Berm project. Peter informed everyone that they hope to have it completed by the end of summer in 2018 and that it is a 1.5-2-million-dollar project that isn't costing the association anything to have completed so everyone should be patient. One member asked about a 2nd berm. Peter said that after the first berm is finished then a 2nd one could be discussed. Another member asked about installing a 2nd berm to create a space for RV parking between the two berms.
- 5. Discussion Regarding CC&R Enforcement:** There was much discussion regarding the enforcement of the CC&R's. One of the members brought up the fact that lots of people have RV's, trailers and snowmobiles and asked if it was really necessary to enforce the restriction of them. Aaron informed everyone that the board has an obligation to enforce the way the documents are written, and they are at a huge risk of liability if they choose not to enforce them. Greg added that not enforcing them can affect property values and affect the sale of lots. Peter suggested that a survey be distributed to the members so that the board can get feedback as to how they feel that they should be changed or added to. One member asked how the process of changing them works. Bob

let everyone know that it is a function of the members voting on the changes and it would happen at the next annual meeting. There was discussion about short term rentals and if they are allowed per the CC&R's. Currently there is no prohibition for this and as long as the CC&R's are followed there is no grounds to prohibit. The use of the clubhouse was discussed. The members are concerned that people are using the clubhouse that don't live in Cerise Ranch.

6. DRB Composition and Structure:

- **Sunflower loop approval discussion:** There was discussion regarding this approval from the DRC. Peter assured everyone that all of the guidelines were followed prior to the approval of this application.

7. Review of all Vendor Agreements Currently in Place: Peter agreed to send all the agreements and other documents to Aaron.

8. Discussion of adjacent private property (Cerise land up the hill behind neighborhood): Ted Ward complained that people are trespassing on his property when they walk their dogs. Peter suggested that the association purchase a no trespassing sign. He and Ted will meet to discuss how the sign should read. Peter instructed Aaron to send a notice to the membership letting everyone know that the trail behind Ted's property is not a hiking trail.

9. Adjourn: Meeting was adjourned at 7:26 pm