

# PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

## PROPERTY OWNERS ASSOCIATION MEETING OF THE MEMBERS

**Monday, December 18, 2017 at 6:00 pm**  
**Cerise Ranch Clubhouse**  
**0157 Cerise Ranch Road, Carbondale, CO 81623**

### **Annual Meeting Minutes** **Approved**

- I. Call to Order/Verification of Quorum:** Peter Dolan Board President called the meeting to order at 6:17 pm. A quorum was verified. Integrated Mountain Management members present included: Bob Johnson, Aaron Walker and Doretta Reuss.
- II. Welcome and Introduction:** The members present introduced themselves.
- III. Introduction of Integrated Mountain Management and overview of transition from Fleisher to Integrated:** Peter introduces IMM and tells homeowners we are the new management company that transferred from Fleisher. He says he is very pleased with the new management and pointed out they are receiving financials and invoices on time. He also introduces Aaron Walker and Bob Johnson as the property managers for Cerise Ranch. Bob explains to homeowners the transition from Fleisher to Integrated Mountain Group and the owners that make up the company. Integrated Mountain provides property management, real estate sales and leasing, maintenance, remodeling, development and finance/accounting services.
- IV. Approval of December 2016 Annual Meeting Minutes:** Homeowner Ted Borchelt makes a motion, David Mars seconds and all in favor to approve.
- V. Project Review:** Bob and Peter review projects that have been completed and some that are in progress. Fences, ditchwork, and bridge restraining have been done. Two houses have gotten final approval to be built next year. Roots that were blocking the pipeline from the ditch were removed. The one tree with the lights at the entrance has been fixed and the second one will be done soon. Crack sealing along the roads have been done. The pool has been cleaned. The berm is in the process of being shaped, but is not finished yet. It will be 3 to 5 feet higher when complete. Pet stations have been installed through out the neighborhood. Peter reminds homeowners to be on watch for any suspicious behavior or any strangers that may be on premises, and to let Aaron know so that we can report to the community any things they should be looking out for. It was reiterated the community has a Neighborhood Watch program and all owners should participate. Greg states that vegetation plan for the berm includes irrigation, grass and top soil and then trees planted when complete. It was noted from Ted that berms, and trees will help minimize impact from the highway and increase property value.
- VI. Discussion Regarding Better Communication, Clarification, and Impact of Community CC&R's and Implementation of Compliance Protocol:** Greg

reports that there are some things in the neighborhood that do not comply. The Board feels that it is necessary to re communicate to the neighborhood by sending a letter to all homeowners to remind the community that it is controlled by the Declarations and compliance will help property values at Cerise Ranch. If there are any homeowners that are still in non compliance, they will be contacted further to discuss the violation, and how it can be rectified. Owners were reminded that landscaping needs to be kept up to neighborhood standards starting in the spring and maintained throughout the summer and fall seasons. Ted states that according to the Declarations, every owner should have a 1000 gallon storage tank for water near the ditch for irrigation. It was suggested that the Declarations be changed as not everyone has met this requirement.

**VII. Discussion and Input of any Future Projects/Concerns from**

**Homeowners:** One owner asks if it feasible to have a storage lot somewhere that can house trailers, motorhomes, and recreational vehicles. Greg says the Board will look into this further and do some research as to options that will work for the community. Ted Borchelt gives owners a real estate review. He reports 1 lot sold last year, and 8 are currently for sale. He states that 3 houses sold for under \$1million, and that homes in this price range seem to be moving faster than the ones that are listed for over \$1million. He also says that it seems like people are interested lately in more contemporary style of houses, and not so much the traditional Colorado style homes. Greg suggests that maybe to ask the community in the form of a survey what they would like to see that will build up the community and create more opportunities to meet neighbors.

**VIII. Financial Review**

**a. Review of 2017 Financial Performance:** Bob reports on the financials as of 10/31/2017. Operating account balance was \$39,530.82, Reserve account's balance \$325,172.05. Account Receivable balance of \$55,791.69, Giving a total asset balance of \$430,997.24. Currently there is approximately \$40,000 per year added to the Reserve fund. Bob says it is important to keep building up the reserve account, as Cerise Ranch has some big expenditures including road maintenance. It was noted that Declarations state transfer fees are instituted for the sale of lots or homes and are collected from Title companies as part of real estate transactions.

**b. Presentation of 2018 Operating Budget:** The 2018 Operating budget was present and reviewed. It was noted that there will be no change to assessments for upcoming 2018 year. The budget was ratified by the membership.

**IX. New Business / Open Forum:** Peter reported that thistle spraying will continue in the field next spring, as well as mowing it 2 times a year to maintain it. He also says more herbicide will be added to the pond in the spring to maintain plant growth.

**X. Election of Directors:** John Kinney was elected for a one year term expiring in 2018. Greg Derosa term expires in 2019. Peter Dolan expires in 2020.

**XI. Adjourn:** 7:54 pm