

# PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

## PROPERTY OWNERS ASSOCIATION MEETING OF THE MEMBERS

**Monday, December 17, 2018 at 6:00 pm**  
**Cerise Ranch Clubhouse**  
**0157 Cerise Ranch Road, Carbondale, CO 81623**

### **Annual Meeting Minutes**

- I. Call to Order/Verification of Quorum:** The meeting was called to order at 6:15pm by Peter Dolan. Integrated Mountain Management representatives included Bob Johnson, Aaron Walker and Doretta Reuss. A quorum was verified.
- II. Welcome and Introduction of Any New Homeowners:** Mary and Rob Rose introduced themselves as new homeowners.
- III. Approval of December 2017 Annual Meeting Minutes:** Peter motions, Ted Borchelt seconds, all in favor to approve.
- IV. Project Review – Ongoing Recent Projects at Cerise Ranch:** Peter reported on projects done in the past year. This included such items as changing pool companies to Ajax and was overall cleaner as having a new pool vacuum. Aeration devices were installed in the pond and the smell is better with no algae overgrowth. There is a new community board with lights that are on a timer. The Highline Ditch irrigation blockage was found from a tree root. Clean outs were put in to manage the pipe better. Three fire departments helped to burn the field and were paid \$500 each from Cerise Ranch. The berm was seeded and irrigated and grass is growing. Gould is doing this work at no cost. Harrison Ditch was cleaned out with weed whackers to keep down on overgrowth and will be maintained so that there is no overflow. Weed control was done late last fall. Next year the water will be turned off to get as much hay as possible. Crack sealing was also done in the fall.
- V. Financial Review**
  - a. Review of 2018 Financial Performance:** Bob reviewed the financial statements as of 11/30/2018 and reported that \$67,178.28 was in the Operating Account, \$221,643.95 and \$8,503.28 were in Reserve accounts. The budget comparison report reflected accounts are income over expense. It was noted that property transfer fees produce and contribute to income received throughout the year.
  - b. Presentation of 2019 Operating Budget:** There are no change to assessments for 2019 and the association is adding money to the reserves and is well funded.

- VI. New Business and Open Forum:** It was noted that there was not much feedback from the recent survey that was sent out to homeowners. Parking issues and trailers will be discussed at the next board meeting.
- VII. Proposed Bylaw Amendment:** This was passed to indicate that there will be 5 members that will serve on the Board of Directors.
- VIII. Election of Directors:** There are 3 open seats in which terms will be staggered. John Kinney's term is up and will remain on the Board. Mike Hoffman is present and nominated and is accepted as a new Board member. Aaron will send out to all owners to express interest to serve on the Board as there is still one seat open. The Design Review Board members include Peter Dolan, Ted Borchelt and David Mars.
- IX. Adjourn:** 7:30 pm