

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

PROPERTY OWNERS ASSOCIATION MEETING OF THE MEMBERS

Monday, December 16, 2019 at 6:00 pm
Cerise Ranch Clubhouse
0157 Cerise Ranch Road, Carbondale, CO 81623

Minutes

- I. Call to Order/Verification of Quorum:** Peter Dolan called the meeting to order at 6:11pm. Integrated Mountain Management representatives present included Aaron Walker, Bob Johnson and Doretta Reuss. Aaron reports that there will be no change to assessments for the upcoming year. The 2020 budget is ratified with a lack of veto.
- II. Welcome and Introduction of Any New Homeowners:** Owners introduce themselves along with members of IMM.
- III. Approval of December 2018 Annual Meeting Minutes:** Dave Mars motions, Ted Borchelt seconds, all in favor to approve.
- IV. Project Review – Ongoing Recent Projects at Cerise Ranch:**
 - Peter reports that roads have crack sealing done every year, and that a seal coat was done 8 years ago. There is no need to pave at this point as roads are in great condition. This will be assessed again in the spring.
 - The berm is close to being finished looks amazing. It was discussed to possibly add some solid fencing in the future.
 - Mike and Peter will investigate adding Christmas lights at the entrance.
 - Peter stated that there were no problems with water this year, as the ditches ran well. Next spring a controlled burn will be done and see if any repairs are needed.
 - It was requested that they get a new container from the post office for larger packages with a lock.
 - It was mentioned that collections are going okay and the collection policy is being followed for those owners that are behind on assessments.
- V. Financial Review:** Aaron reviewed the financials as of 10/31/2019 and reported that there was a balance in the Operating account of \$34,946.08, and a combined amount in the 3 Reserve Accounts of \$400,000 approx. The year ended income over expense \$35,000 for the year. Any additional money at years end will be transferred to reserves. There is no risk currently of a special assessment, and the Board will discuss in 2020 a possible assessment increase in the future.

VI. New Business / Open Forum:

- Peter reminds owners that owners are responsible for weed control on their own property.
- It is requested that Aaron send an email to all reminding owners to go the right way in the roundabout.
- New yield signs have been put up.
- A Reserve Study was done in 2008 and may need to be updated next year. This will be posted on the website.
- The pool is in better shape and is being cleaned regularly.
- A warning is told to all present that there are mountain lions, coyotes and other such wildlife in the area on a consistent basis.

VII. Election of Directors: Katy & Greg's terms expire. Katy will remain on the Board and Linda is nominated and accepts the open position, terms expiring in 2022. The terms are as follows:

Peter and Mike expire 2020
John expires 2021
Katie and Linda expire 2022

VIII. Adjourn: 7:20 pm