

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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BOARD MEETING MINUTES

Tuesday March 23, 2021 at 6:00 PM
Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:07 p.m.

II. Verification of Quorum

A quorum was verified, Board members present were Peter Dolan, Mike Hoffman, Katie Erickson, April Calabro, and John Kinney. Sam Engen and Bob Johnson were present from Integrated Mountain Management.

III. Homeowner Open Forum

No comments.

IV. Approval of Board Meeting Minutes – Aug 2020

John motioned to approve the meeting minutes from August. Mike seconded the motion, and all were in favor.

V. Financial Review

Sam reviewed financials as of 02/28/2021, reporting that there was \$72,922 in Operating and \$429,354 in Reserves. It was also reported that the Association has already collected \$21,783 in real estate transfer fees this year.

VI. Discussion and Action Items

- a) **Appoint Offices:** Peter motioned to appoint each board member to the following positions: President – Peter, Vice President – Mike, Secretary – John, Treasurer – Katie, and Director – April. John seconded, and all were in favor.
- b) **(3) Pool Bids to Review:** Peter updated the membership letting them know we have now received (3) bids for redoing the pool ranging from \$266,000 to \$302,000. This does not include any excavation work or new fencing which is expected to be an additional \$75,000 +/- . An email will go out to the membership with more details in the coming weeks.
- c) **New path around pond and big field:** The HOA will be refreshing gravel as needed on the paths and adding gravel to the path around the pond.
- d) **Deer Fencing – Dates for erecting and removing:** The Board discussed possibly creating a policy or adding to the rules and regulations a requirement when deer fencing should be removed and when it can be put up. Exceptions will be made for new landscaping. The

Board will work with IMM on some language and once approved IMM will send an email to the membership.

- e) **Spring Dumpster:** The HOA plans to schedule another “dump day” this spring. IMM to coordinate with Mountain Waste and send out an email to the membership.
- f) **Harris and Reed Ditch burn:** Burning was done earlier in March.
- g) **Weed eradication program:** Eco-Right Solutions will be out spraying weeds on the common areas and berms this summer. It was also noted that Garfield County provides cost sharing financial assistance to landowners for controlling noxious weed and individual owners should reach out to the county for more information.
- h) **New Tree at Clubhouse to replace the one that died and used to block lights:** The Board plans to replace the tree in front of the clubhouse this spring. It was also mentioned that there is a tree leaning over near the clubhouse side of the ditch that should be looked at.
- i) **Berm Updated**
 - **Fallen tree cutting on west berm:** these trees have been removed.
- j) **Roads:**
 - **Crack sealing & Speed Bump Striping:** these are ongoing maintenance items and will be schedule for this spring.
 - **Widening of main entrance with black top – do we wait until berm is done?:** No action taken, to be discussed further at a future meeting.
- k) **Signs:**
 - **Signpost replacement & New Signs – dog poop bags and no entry to pond**
New signs will be installed within the next week around the community.
 - **Bridges and Entrance sign staining**
This is an ongoing maintenance item that will be done this spring.

VII. DRB Update

- l) **Lot 16 – electrical transformer:** Peter motioned that the POA is not responsible for changes made by the utility company and the owners of Lot 16, 032 Larkspur Drive, shall be wholly responsible for the transformer install cost. April seconded, and all were in favor. IMM will communicate this to the Consulting Architect for the DRB.

VIII. Additional Business

IX. Executive (if needed)

X. Adjourn

A motion was made, and seconded to adjourn the meeting at 7:37 p.m.