

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

Integrated Mountain Management
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Tuesday, April 9th, 2019 at 6:00 pm
Cerise Ranch Clubhouse
0157 Cerise Ranch Road, Carbondale, CO 81623

Board Meeting Minutes

- 1. Call to Order/Verification of Quorum:** Meeting was called to order at 6:07 pm by Aaron Walker with Integrated Mountain Management. Quorum was established with the following directors present: Peter Dolan, Mike Hoffman, and Greg DeRosa. Katie Erickson and John Kinney were not present. Bob Johnson with IMM was also present.
- 2. Approval of 1/23/2019 Board Meeting Minutes:** Greg made a motion to approve. Peter seconded the motion, and all were in favor.
- 3. Financial Review:** The February financials were reviewed. It was noted that there was \$12,132.29 in the operating account, and \$460,442.01 combined in the reserve accounts. It was also noted that the association is operating at \$12,143.22 income over expense, year to date.
- 4. 2019 Update:**
 - The pool will be open by Memorial Day.
 - Green Acres has begun their spring cleanup and adding flowers to the flowerboxes. There will also be the removal of some dead trees around the subdivision.
 - Entry signs and bridges in the subdivision will be re-stained. LED lights have been installed for the entry signs. Options for replacing some of the old lights on the western spruce tree at the entry.
 - Gould Construction will continue the work on the berm this year.
 - Vacant lots will be required to remove thistles and heavy vegetation.
 - Roads have been crack-sealed. The painting of lines and speed bumps is scheduled. The future cost of resurfacing the roads is being looked in to.
 - The pond aerators that were installed last year were very effective last year. The pods are receiving periodic natural bacteria treatments.
 - There has recently been extensive ditch maintenance. The Harris and Reed ditch is expected to be loaded the or second week of May. The Highline Ditch will be ready soon as well.
 - The fields will be hayed again this year. We will be shutting off the ditch 5 days previous to the haying so everything can dry up and we can get equipment in there.
 - There are as many as 4 new homes beginning construction on 2019.
 - Please take care to clean up and respect the Clubhouse and Pool area.
- 5. Adjourn:** 7:29 pm

