

# PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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## NOTICE OF BOARD MEETING

Held on Tuesday, July 10<sup>th</sup>, 2018 at 6:00 PM  
Cerise Ranch Clubhouse  
0157 Cerise Ranch Road, Carbondale, CO 81623

### Approved Board Meeting Minutes

- 1. Call to Order:** Meeting was called to order by Aaron Walker with Integrated Mountain Management at 6:18 pm. Quorum was established with the following directors present: Peter Dolan and Greg DeRosa. John Kinney was not present. Bob Johnson with Integrated Mountain Management was also present.
- 2. Financial Report:** The financials for the association through 5/31/2018 were presented to the board for review. It was noted that there was \$71,551.62 in the operating account, and \$369,990.11 combined in the two reserve accounts. It was noted that the association is operating at \$24,759.84, income over expense, year to date. Aaron also informed the board the AR report for the association was included in the meeting packet.
- 3. Discussion Regarding CCRs and Enforcement:** There was much discussion about this subject. The first thing that was discussed is the pet policy for the association. The rule for the association, and Garfield county state that there is only one dog allowed per household. The board stated that they have no intention to enforce the rule. Bob informed them that they are obligated to enforce the rule as it is written, and recommends that they change the CCRs if that is the case. There was also discussion regarding the question of whether trailers are allowed to be parked on lots in the association. There was a question about whether the amendment to the declarations was ever recorded. Once this is determined, the board intends to create a new application for trailers to be parked in order to streamline the process.

#### **4. Additional Business:**

- **Pool Update:** Peter informed the membership that we are waiting on a new pool cover and vacuum for the pool. Also, new signs will be installed-Police will be called on poachers. He also asked the membership to help out if they see someone at the pool who doesn't look like they live in the sub-division. Also, Peter is having an outdoor shower installed in the pool area.
- The berm project is continuing on. At the moment, we are just waiting on more dirt.
- Mosquitoes will be sprayed tomorrow and will be sprayed again if needed down the road.
- Peter has arranged for a light to be installed at the mailboxes with a light and a community message board.
- Cerise Ranch will be donating \$1000 to the local fire department for all of their hard work with the recent fires.

#### **5. Adjourn:** Meeting was adjourned at 7:20 pm.