

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

Integrated Mountain Management
1001 Grand Avenue
Glenwood Springs, Colorado 81602

970-945-7653 (phone)
samantha.engen@integratedmtn.com
bob.johnson@integratedmtn.com

BOARD MEETING MINUTES

**Tuesday August 25, 2020 at 6:00 PM
Via Zoom Conferencing**

I. Call to Order

The meeting was called to order at 6:02 p.m.

II. Verification of Quorum

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

III. Homeowner Open Forum

It was asked when Board members are elected, which happens at the Annual Meeting of the Members each year. If a position becomes vacant, the Board can appoint someone to that position for the remainder of the term.

IV. Approval of Board Meeting Minutes – May 13, 2020

Peter made a motion to approve the meeting minutes from May 13th. Katie seconded the motion, and all were in favor.

V. Financial Review

Sam reviewed financials as of 7/31/2020 there was \$75,172.46 in operating and \$481,770.21 in reserves. The association is tracking on budget for the year; however, we have not been billed for the recent road repairs yet.

VI. Discussion and Action Items

- a) **Berm Update - Fall spraying and replanting of entire berm with hydro seed:** The berm is anticipated to be completed this fall. The association will need to get weeds sprayed about 3 weeks before hydro seeding happens. All board members are in favor of seeing this projected completed as soon as possible.
- b) **Possible exploration of putting in a new pool at Cerise Ranch:** The topic of putting in a new saltwater pool has been discussed. The Board is in favor of doing this capital improvement, and the next step will be to send details to the membership for review and to vote on. IMM will work with the board on a communication to send out in the coming weeks.
- c) **East end berm maintenance project: screening of the "pump house" building located off the east end of Larkspur Drive roundabout. Cutting back the vegetation along Blue**

Stem Court roadsides: the irrigation has been redone and the Board will work on planting more to give this roundabout a fresh new look (similar to the one near the entrance).

- d) Fall tree planting parallel to HWY 82 in the western fields behind Sunflower Loop:** Board discussed planting spruce trees to screen HWY 82 since there is no berm on this end.
- e) Replacement of drainage pipe found at end of the Harris and Reed ditch: too narrow to handle the optimal water flow for the ditch users:** the current pipe is too small to get adequate ditch water and is flooding the neighbor's property. The association needs to investigate installing a new pipe and will plan to run the "new" ditch in front of the berm to provide water to the proposed new spruce trees.
- f) Dumpster Day:** IMM will contact site services to schedule a dump day in October. An email notification will be sent out in advance letting members know the scheduled date.
- g) Update of road repair sealing project - installation and painting of new speed bumps:** Seal coating is complete and new speed bumps have been painted. The Board will have the road consultant come back out and reassess the work completed.
- h) Possible "entrance" curb installation project:** The Board has requested bids for review, and they would like to have this completed before winter. No decision has been made at this time.

VII. DRB Update

Mike gave an update stating there are only 3 lot remaining who still need to get approval for the location of their outside recreational vehicle.

VIII. Additional Business

- a) General update of Real Estate activity in Cerise Ranch:** Lots of activity currently. There have been two recent closings, Lot 7 and Lot 36.
- b) General pool usage activity update:** There have been reports of kids swimming in the pond and then jumping into the pool covered in muck. This will not be tolerated. If you witness this happening, please report it to the Board or Management.
- c) Parking Lot 4:** Peter made a motion to approve the existing parking area on Lot 4. Katie seconded the motion, motion passed with 4 in favor – 1 opposed.

- IX. Executive (if needed):** Peter motioned to move into executive session at 7:41 p.m. Mike seconded the motion, and all were in favor.

Linda has resigned from the Board due to an ineligibility issue at the time of her election. IMM will send a communication out to the membership asking for interested candidates to fill this position.

X. Adjourn

The meeting was adjourned at 7:54 p.m.