

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

Integrated Mountain Management
1001 Grand Avenue
Glenwood Springs, Colorado 81602

970-945-7653 (phone)
aaron.walker@integratedmtn.com
bob.johnson@integratedmtn.com

Held on Monday, August 27th, 2018 at 6:00 PM
Cerise Ranch Clubhouse
0157 Cerise Ranch Road, Carbondale, CO 81623

Approved Board Meeting Minutes

1. **Call to Order/Verification of Quorum:** Meeting was called to order at 6:05 pm by Aaron Walker with Integrated Mountain Management. Quorum was established with the following directors present: Peter Dolan, Greg DeRosa, and John Kinney.
2. **Lot 6 Presentation – Request for Building Envelope Variance:** Aaron informed the board the if the building envelope is changed and it impedes into common area that this would take a change to the plat and therefore would require a vote of the membership.
3. **Financial Review:** The July financials were presented. It was noted that there was \$89,049.83 in the operating account, and \$380,155.28 combined in the reserve accounts. It was also noted that the association is operating at \$24,489.55 expense over income, year to date.
4. **Discussion Regarding State of Common Area Fields:** The maintenance of the common area fields was discussed. There is a problem with drainage in the fields. Peter let everyone know that there are plans to cut the drainage channel deeper to solve this problem. Also, he is meeting with a vendor that uses goats for thistle mitigation.
5. **Discussion Regarding Vacant Lot Maintenance:** The board asked that Integrated Mountain Management send a notice to the vacant lot owners letting them know that the lots must be maintained. They will have 14 days to maintain or the association will perform the work and bill the owner.
6. **Berm Update:** By September 21st, Gould will have the end sections of the berm completed. There will still need to be some irrigation and landscaping installed but the dirt part of the project will be completed. Hopefully the entire thing will be completed next summer.
7. **Pool Update:** The new auto vacuum has arrived. Peter will be getting it up and running. Chlorine levels have been adjusted.
8. **Discussion Regarding “Getting to know your neighbors” Gathering at pool:** A pool party for the neighborhood was discussed. The board is still discussing possible date and will send out a notice to the community when the date has been set.
9. **Discussion Regarding Bylaw Amendment – 3 to 5 Board Members:** An amendment to the bylaws was presented to the board. Greg made a motion to approve and put before the membership for a vote. Peter seconded the motion, and all were in favor.
10. **Additional Business**
 - **Discussion regarding creating pool committee, weed committee, and ditch committee:** The board will be sending out an email to the members asking for volunteers for these committees.

- **Discussion regarding Highline ditch and Harris and Reed ditch maintenance:** There has been an issue with water flow in the ditches. Peter has been working to correct these issues.
- **Discussion regarding guidelines for the DRB – recreational vehicle placement guidelines:** There was much discussion regarding this. The board is working through these guidelines. A survey will be sent asking the members if there is anything in the CCRs that they feel need to be changed. Three things that were brought up by the members are yard sales, pets, and the parking of recreational vehicles.
- **Discussion regarding Richard Sierzant's request for dirt:** The board voted to provide the dirt at the cost of the association.
- **Community garden discussion:** There was a discussion whether a community garden would be a good idea and if it would be used. The board would like this to be added to the survey that will be sent to the members asking if people would like one.

11. **Adjourn:** Meeting was adjourned at 7:24 pm.