

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

SPECIAL HOMEOWNERS MEETING

Integrated Mountain Management
1001 Grand Avenue
Glenwood Springs, Colorado 81601

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

SPECIAL MEETING OF THE MEMBERS - MINUTES

Tuesday, November 30, 2021 at 6:00 PM
Cerise Ranch Clubhouse – 0157 Cerise Ranch Road, Carbondale CO 81623
or join via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:03 p.m.

II. Verification of a Quorum

A quorum was verified, homeowners present were as follows:

- | | |
|------------------------------------|---------------------------|
| 1. Glynn Baker/Bert Obleski | 8. Peter Conlan |
| 2. Elk Rang LLC | 9. David/Maureen Marrs |
| 3. Emily/Troy Casey | 10. Peter Dolan |
| 4. Dan Sadowski/Alexandra Halperin | 11. Allyson Decatur |
| 5. Knight Perpetual LLC | 12. Richard Sierzant |
| 6. Mike/Joan Hoffman | 13. Ryan/Virginia Beckman |
| 7. Ted/Anna Borchelt | |

III. Proposed Pool Project

- a. Review design plans for new pool
- b. Q&A with Bill Tony, pool contractor, about scope of work and timeframe
- c. Discussion on approval process

The current pool at Cerise Ranch is about 18 years old and size is 15'x40'. The new pool would be a capital investment for the benefit of the community with a lifespan of 40+ years and would 28'x50'. Additional features of the new pool include a lap lane and salt water. The total cost of the investment is \$271,580 for the new pool construction and the Association has the funds in reserves to cover the cost of this construction. Plans for the new pool are attached to these minutes. To approve the new pool, the Association must receive the affirmative vote of at least sixty-seven (67%) of the membership (i.e., 46 out of 68 Lots). Vote by mailed ballots will be sent out to owners in the coming weeks. If approved, the project is expected to begin in January 2022 and be completed by the end of May 2022 (weather permitting).

IV. Financial Review

- a. Review of current financials and reserve balance**
- b. Discussion on possible special assessment**

Estimated additional cost for the pool project is between \$40,000 - \$60,000 to remove the old pool, and install new concrete decking, lights, and fencing. Other expenses such as possibly purchasing new pool furniture was discussed. The Board of Directors will be imposing a special assessment which should not exceed \$1,500 per lot to replenish the reserves after the project is completed. Further discussion and notice of meeting for this will go out before a decision is made regarding the special assessment.

V. Additional Business

VI. Adjourn

The meeting was adjourned at 6:58 p.m.

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