

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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BOARD MEETING MINUTES

To be held on Tuesday June 22, 2021 at 6:00 PM
Cerise Ranch Clubhouse or Join by Zoom Conferencing

- **Call to Order** – The meeting was called to order at 6:05 by Sam Engen of Integrated Mountain Management
- **Verification of Quorum** – A quorum was verified. Board members present were Peter Dolan, April Calabro, Katie Erickson, and Mike Hoffman. Sam Engen and Bob Johnson were present from Integrated Mountain Management.
- **Homeowner Open Forum**
Owner comments:
 - It was noted the roundabout enhancement were completed with flowers installed. It was recommended to remove dead bushes.
 - Questions of wildlife fencing storage – it was noted owners should store wildlife fencing neatly in their backyard and minimize visibility.
 - Tom with the landscaping company will be maintaining ditches.
- **Approval of Prior Meeting Minutes** – Katie motioned to approve the meeting minutes from March. Mike second, all were in favor.
- **Financial Review** – Sam reported on the financials as of 4/30/21. It was noted there was \$89,202 in the Operating account, \$86,799 in the Construction account, and \$435,000 in the Reserve accounts. YTD the association is \$28,420 income over expense as compared to budget.
- **Discussion and Action Items**
 - a) **New Pool Construction – review bids and determine financial structure of pool financing** – Peter reported that 3 bids have been secured. The next step would be to have discussion with the membership to review the scope of the project, funding options, consideration of a special assessment, and ultimately have the membership approve the project. The project schedule would be after the 2021 season ends.
 - b) **Current Pool Opening, Cleaning, and Maintenance**
Peter reported that the pool is cleaned Monday, Wednesday, and Fridays. People are encouraged to use the skimmer when using the pool to assist with the debris removal.
 - c) **Landscaping – flowers; dead trees to come down at W larkspur round about once hawks have left nearby nest**
It was noted Larkspur needs cottonwood tree removal.

d) Final berm work/finish

Anticipated to be completed this year, weed mitigation and grass being done now.
Irrigation still available and watering the berm.

e) Widening of Entrance and Improvements once Gould Construction is done with berm

Will work on options of widening once Gould completes the berm.

f) Planning of post COVID community pool party and cookout

Considerations of planning a party in September.

g) Weed spraying and common space weed maintenance

Eco Rights Solutions spraying the community and getting control of the weeds.

h) Field Haying

Scheduled for the first week of August.

i) Update on irrigation water delivery in Cerise Ranch

Highline Ditch and Harris & Reed Ditch are running well please report issues as they occur.

• **Cerise Ranch Real Estate Update**

a) Permitted signage when selling a home

Ted will provide a report on RE within Cerise Ranch and IMM will share this with the membership. No lingering signage allowed open house signage removed after open house.

• **DRB Update**

a) Board to Ratify 6th Amended and Restated Design Review Guidelines

This was completed by unanimous consent of the board prior to the meeting. No further action required.

• **Additional Business**

a) Biannual common dumpster program – huge success!

Successful and should continue.

• **Executive (if needed)** – no executive session was held.

• **Adjourn:** 6:50pm