

PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

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BOARD MEETING MINUTES

Wednesday, November 9, 2022 at 5:30 PM
Cerise Ranch Clubhouse or Join by Zoom Conferencing

- I. **Call to Order** at 5:31 pm.
- II. **Verification of Quorum** A quorum was established, board members present were Mike Hoffman, Katie Erickson, Allyson Decatur, and Peter Dolan. Also present as IMM representatives were Sam Engen and Haley Markward.
- III. **Homeowner Open Forum** A homeowner would like the road easement explained in more detail. Sam clarified that this detail would be explained within the Plat Map.
- IV. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and Katie moved to approve the minutes, seconded by Allyson. The motion passed unanimously.
- V. **Financial Review** Sam reviewed the financials as of 9/30/22 and reported that there is \$13,552 in the Operating account and \$318,000 total distributed between three Reserve accounts. Sam points out that the Contingency/Projects overage is from the pool project which is tracking along with the budget. Sam reports that there are a few outstanding bills that IMM has not received yet on the pool project before it is completed.
 - a. **Discussion and Approval of 2023 Budget** Sam reviewed the proposed 2023 budget with an increase to assessments. It was agreed unanimously that the quarterly assessments be raised by \$75 resulting in \$25,000 to the Reserve accounts and the rest to cover an increase in operating. Peter moved, seconded by Mike, to approve the 2023 Budget with a \$600/qtr operating assessment, motion carried unanimously.
- VI. **Discussion and Action Items**
 - a. **Pool Contraction - Review of Expenses and Update on Project Completion**
 - **Discussion and Approval of Pool Special Assessment** A Special Assessment of \$1,500/lot was discussed. **Motion:** Peter moved to approve the \$1,500/lot Special Assessment to be billed on January 1, 2023, and due by June 30, 2023, seconded by Allyson. The motion passed unanimously. **Action:** Notify the membership of the Special Assessment amount, timeframe to pay and explanation of what it is for.
 - b. **HB 1137 – Collection, Enforcement, and Conduct of Meeting Policies for review and approval** The changes to the policies were reviewed and approved by the Board with the modification to the violation

fine schedule to charge the max \$500 fine with the second violation letter after a warning letter to comply. IMM will post the revised policies on the website.

VII. Electricity for irrigation pumps It was unanimously agreed that the Association will not pay for the electricity bill for irrigation pumps associated with the lots that were not originally platted for irrigation.

VIII. Additional Business

- a. **Schedule Annual Member Meeting and Holiday Party** December 12th at 6:00 pm at Clubhouse with Holiday Party to follow immediately.
- b. **Additional updates on projects completed this year** Berm irrigation was repaired, crack sealing was completed, speed bumps were painted, and flowers and plants were planted in the roundabouts.
- c. Discussion about the boulders on the side of the road on Larkspur Dr need to be pushed back into the grass. Barbed wire needs to be pulled from the walking areas on common space. Dead trees need to be removed. Beware of the wildlife in area lately. The clubhouse boiler needs to be replaced. It was agreed unanimously to get a new boiler along with all the plumbing related to the boiler replaced which was estimated at \$24,000.

IX. Executive (if needed) N/A

X. Adjourn at 6:50 pm.