

# PROPERTY OWNERS ASSOCIATION OF CERISE RANCH

## ANNUAL HOMEOWNERS MEETING

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Integrated Mountain Management  
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### ANNUAL MEETING MINUTES

Monday, December 13, 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 6:06 p.m.

#### II. Verification of a Quorum

A quorum was established, owners present were as follows:

- |  |                               |
|--|-------------------------------|
| 1. Mark Jacobs (proxy)                   | 12. John/Lorraine Nichols     |
| 2. Diane Alonso                          | 13. Peter Dolan               |
| 3. Glynn Baker/Bert Obleski              | 14. Daniel Guggenheim (proxy) |
| 4. Bruce/Heather Byrne (proxy)           | 15. Allyson Decatur           |
| 5. Emily/Troy Casey                      | 16. Justin/Katie Erickson     |
| 6. John/Catharine Livingston             | 17. Emma Casson (proxy)       |
| 7. Mike/Joan Hoffman                     | 18. Ryan/Virginia Beckman     |
| 8. Ted/Anna Borchelt                     | 19. Thomas/Mindy Yianilos     |
| 9. Mary/Rob Rose                         | 20. 201 Larkspur LLC          |
| 10. David/Maureen Marrs                  | 21. Todd/Casey Slossberg      |
| 11. Bradford/Mary Fisselle Trust (proxy) |                               |

#### III. Approval of 2020 Annual Meeting Minutes

Ted motioned to approve the 2020 Annual Meeting minutes. Mary seconded, and all were in favor.

#### IV. Financial Review and 2022 Budget Ratification

Sam presented financials, reporting that as of 10/31/2021 there was \$123,155 in Operating, \$441,041 in combined Reserves. The Board will need to review the operating account at year and determine what amount they want to transfer over to reserves.

The 2022 Approved Budget was presented to the membership. The budget reflects no change in assessments with the following breakdown: \$458.45 Operating and \$66.55

Reserves (\$525/qtr). Per the governing documents, unless at the meeting a majority of unit owners reject the budget, the budget is ratified. The Budget was ratified with lack of veto. There was also some brief discussion about assessments. The Association has not had an assessment increased in many years and as operating expenses continue to go up. It was suggested that the Board may need to consider an increase in the coming years.

## **V. Project Review**

### **a. 2021 Project Recap**

Peter recapped projects completed this year and they were as follows:

- Trees have been planted on the berm and we are still working on establishing grass
- An irrigation pump was installed at the round about at the end of Lakspur and we will be working on the landscaping there
- Dump Day was a huge success and the community plans to host another one in the spring
- Weed mitigation was an ongoing battle this summer and EcoRight did a lot to help us keep them at bay

### **b. 2022 Proposed Projects**

- Ballots were mailed last week for owners to vote on the new pool. Votes are due back by 12/23. An affirmative vote of 67% (46 owners) is needed to approve this project. If approved, work will begin in January and is expected to be completed by the end of May 2022.
- There was some discussion about tree health in the neighborhood and sharing information with owners regarding removal or treatment of dead and diseased trees. Peter and IMM will get some professional opinions on what should be done and will share this information with the membership.

## **VI. Additional Business**

**a. Review of 2021 Home Sales and Transfer Fees:** IMM reported that the Association has collected \$58,453.76 in Transfer Fees so far this year from the following sales: Lot 11, 26, 38, 44, 31, 20, 52, 32, 22, 30, 2, 65 & 51.

- Composting was discussed and some owners were interested in seeing what services are in the area. Evergreen ZeroWaste was a vendor recommended and IMM will get some information from them to share with the membership.

## **VII. Board Election (1 Positions, 3-year terms)**

Allyson Decatur was appointed by the Board this fall to fill a vacant seat through its term ending in 2021. Her term was up for election at the meeting, and she expressed interest in remaining on the Board. Allyson was elected by the membership to serve on the Board of Directors for a three-year term, ending in 2024. Other Board members are Peter Dolan (2023), Mike Hoffman (2023), Katie Erickson (2022), and Troy Casey (2022).

## **VIII. Adjourn**

The meeting was adjourned at 7:05 p.m.