



CERISE RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES THURSDAY, DECEMBER 12, 2023, AT 6 PM

1. **Call to Order** Meeting called to order by Bob Johnson of Integrated Mountain Management (IMM) at 6:02pm.
2. **Verification of Quorum** A quorum (20%) was verified with at least 14 owners present in person or by proxy. Due to an established quorum, the Budget Ratification Meeting was combined with the Annual Meeting.
3. **Approval of 2022 Meeting Minutes** The 2022 Annual Meeting minutes were reviewed. There was a motion to approve the minutes, and the motion was carried unanimously.
4. **Financial Review** Bob Johnson, Integrated Mountain Management (IMM), reviewed the financial statement as of 10/31/23 and reported a balance of \$58,984.63 in the Operating account and \$248,194.09 in the two Reserve accounts. The Construction Deposit account has a balance of \$60,345.48. Total cash on hand is \$367,524.20. The 2024 budget was ratified and approved. There is an assessment increase of \$15 per lot per quarter for 2024, totaling \$615/quarter.
5. **Discussion and Action Items**
 - a. **Recap 2023 Projects Discussion for IMM** to update website with most recent meeting minutes and extensive electrical project in pool area. A few trees were removed and stumps grinded down in a few areas. Cleaned and sealed cracks in roads throughout Association. New boiler in clubhouse. Scraped, sanded and painted clubhouse, completed by IMM.
 - b. **2024 Projects** Discussion of new pool area furniture. Allyson Decatur will purchase, and the Association will reimburse her. Updating path and dog stations have been completed.
6. **Additional Business** Discussion of community pool party in future, the Board will discuss further.



- 7. Board Member Elections (2 positions – 3 year term)** Mike Hoffman was reelected by acclamation. The current Board of Directors are Katie Erickson (2025), Troy Casey (2025), Mike Hoffman (2026), Allyson Decatur (2024), and Casey Livingston (2025).
- 8. Adjourn** at 6:45 pm.
- 9. Reception to Follow Meeting**

Executed by Integrated Mountain Management on behalf of the Cerise Ranch Board of Directors.