



## CERISE RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES MONDAY, DECEMBER 16, 2024, AT 6 PM

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1. **Call to Order** Meeting called to order by Bob Johnson of Integrated Mountain Management (IMM) at 6:07pm.
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 2023 Meeting Minutes** The 2023 Annual Meeting minutes were reviewed. Dave motioned to approve the minutes, seconded by Buck and the motion was carried unanimously.
4. **Financial Review** Bob Johnson, Integrated Mountain Management (IMM), reviewed the financial statement as of 10/31/24 and reported a balance of \$53,344.87 in the Operating account and \$254,220.23 in the Reserve accounts. The Construction Deposit account has a balance of \$45,900.88. Total cash is \$353,465.98. The 2025 budget was ratified and approved. The new assessment will be \$733 per quarter for 2025.
5. **Additional Business / Education**
  - a. Gracy mentioned that USPS will not drive past a certain part in Cerise and will not use the code lock on the parcel box. Daniella recommended installing a fake camera or signage near the parcel box.
  - b. Discussion on replacing the clubhouse and gym carpet took place.
  - c. Homeowners mentioned that the berm on Sunflower Ct was dead and recommended planting of trees. Peter explored that option in the past, but no vendor would take on that project due to the wet marsh.
  - d. Homeowners are pleased with the walking path but recommend extending it 100ft east.



- e. Bob reviewed the 2024 collection policy change, IMM will work on getting that updated and will send to the president to sign them. He also reviewed that the transparency act is currently voluntary, although we are still encouraging Boards to sign up.
- 6. **Board Member Elections (2 positions – 3 year term)** Allyson Decatur was reelected by acclamation. The current Board of Directors are Katie Erickson (2025), Troy Casey (2025), Mike Hoffman (2026), Allyson Decatur (2027), and Casey Livingston (2025).
- 7. **Adjourn** at 6:50 pm.
- 8. **Reception to Follow Meeting**

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