

**Cedar Mesa Ranches Homeowners Association  
Annual Meeting  
First United Methodist Church  
515 N. Park, Cortez, CO  
March 6, 2003**

**In attendance:** (See attached list)

**Meeting called to order by Nancy Schaufele at 7:10 pm.**

**Introduction of New Board Members:**

- Nancy Schaufele     President
- Lisa Liljedahl     Vice President
- Julie Nadolske     Treasurer
- Susan Bryson     Secretary
- Steve Ludemann    At Large
- Lora Wiggins     At Large
- Terri Montoya     At Large

The incoming President, Nancy Schaufele mentioned that a lot was accomplished in 2002. The Board established a Road Committee, hired an engineer and worked to collect construction/maintenance repair bids. The majority of owners voted favorably for a road assessment fee and repairs have begun in segments as described by the engineer. New signs were installed on the road and we were able to secure a rebate from the county for noxious weed spraying. Additionally, the Board expanded in size; from 3 to “up to 7” with an emphasis in on-site representation. As for upcoming projects in 2003, homeowner Barry Hale (lot # 44) has agreed to construct the log mailbox building at the front of the subdivision. The material was generously donated by Lora and Rex Wiggins (lot # 64). We anticipate the completion of construction by the end of this spring season. We have several important issues to address in 2003. Most notably, the looming fire season and the need for fire mitigation in this subdivision. Julie Nadolske (tract # J) arranged for a “fire” meeting in February and many property owners attended. We feel it is imperative to take a proactive approach to fire mitigation and intend to establish a committee to examine this very issue. The Board met once a month last year. The newly elected Board will be meeting on March 12<sup>th</sup> and one of the issues to be discussed is the 2003 schedule.

**Approval of January 2003 Board Minutes:** Nancy announced that some of the budget items were misrepresented in the January minutes and that the Board would be addressing this issue at its March meeting. Hence, approval of the January minutes is on hold until the March meeting.

**Financial Report:** Julie Nadolske provided a hand-out of the 2002 actual expenses to budget and reviewed the contents. In summary, Julie announced that she had successfully collected all of the 2002 HOA membership dues but still had two property owners delinquent with their 2001 payments. The HOA is already starting to receive the 2003 membership dues. We have received the road assessment fees from 38.5 out of 139 lots. The deadline to pay the road assessment fee is May 2003. Additionally, it was pointed out that the “income” reflected in the hand-out was incorrect. The HOA Dues withstanding in 2003 should read, “\$20,250” and not “\$40,500.”

**New Business:** We plan to form four (4) committees:

1. Fire Mitigation
2. Covenant Review and Enforcement Recommendations
3. Road Committee (ongoing)
4. Weed Committee.

Additionally, we are developing a community resource guide and property owners are encouraged to submit their recommendations. We will compile a list of recommended contractors based upon the good experience and recommendations of property owners. Your lists can be submitted to Nancy Schaufele.

**Guest Speakers:**

1. Laurie Robson with the San Juan Public Lands Center was present representing the US Forest Service & BLM. She stated that several burning, thinning and hydro-mowing projects are scheduled near our subdivision. The hydro-mowing creates defensible space. It is possible to pursue discussions with the agency regarding the use of emergency exit routes in the areas that will be or have been hydro-mulched. The Forest Service/BLM is working on mutual aid programs with all area agencies, including the local Mancos Fire Department. The area currently has one Type 3 incident management fire team and plans to establish a second team. They are aware of slash removal issues and are developing systems to help with this concern. The Colorado State Forest Service will possibly have some cost share grants available to assist with fire mitigation costs, however, the applications will not be available until the fall of 2003 – after the need (and cost) to cut down the dead pinion trees and prepare defensible space. Hence, it is recommended that the work proceed as though there is no grant funding while at the same time retain receipts and documentation of the cost to minimize the hazardous fuels in the area. April is Fire Prevention Month and Laurie encourages participation (brochure provided).
2. Tony Aspromonte (Volunteer Fire Chief of Mancos Fire Dept.) and Scott Davis (Mancos Volunteer Firefighter) announced that, yet again, Redstone

Development is pursuing litigation against the Fire Department. **Tony would like to collect the names and telephone numbers of those property owners that were promised a fire station when they purchased their property.** Apparently the previous developer is seeking the right to retain the ½ acre land occupied by the fire station. The developer alleges that the fire station was not built in the proposed timeframe. The Fire Department is proceeding as though they retain the right to occupy the station.

- The septic will be installed once the area dries.
  - Road base will be constructed
  - Class A or Type 2 – 1,000 gallon/minute, 4 wheel drive fire engine will be parked at this Cedar Mesa Ranches station
  - Ambulance is on order and will be stationed on the site in July
  - A question was asked about the Mancos Ambulance Association. Membership (\$25/year for immediate family). Membership in this Association allows you and your immediate family to ride in the ambulance for free and only be charged for the cost of medical supplies.
  - Working with Mesa Verde to secure the use of their 2,000 gallon tender during the off season (October-May) and have that tender stationed at the site.
  - There was considerable discussion around the possibility of having some on-site property owners receive first responder wildfire training instead of pursuing the full-fledged volunteer firefighter training. Tony and Scott stated their willingness to assist with some basic training for interested property owners in our subdivision. The Fire Mitigation Committee will explore this further.
  - Discussed the possibility of having some fire fighting equipment in the station and available for our use.
  - Mitigation and prevention are the key ingredients to combating a hazardous fire season.
  - Essential to start working on mitigation of the whole development. The idea is to keep that single lightning strike to a single tree and not allow it to make a run. These fires build their own weather patterns and with the dry dead pinions it is essential to mitigate and control.
  - Dan Ochaki with the Colorado State Forest Service is an excellent resource to help us determine the issues of defensible space in our subdivision.
3. Tess Johnston with the Mesa Verde Fire Department announced that the thinning projects in the Park were very successful and proved that fire mitigation really works!

**Noxious Weed Concerns:** Marty Ludermann (lot # 51) has agreed to act as Chairperson for this Committee. There was a brief discussion and Marty encouraged interested folks to join the Weed Committee.

**Roads:** Rex Wiggins (lot # 64) announced that the Committee is following the recommendations outlined by the professional engineer that was hired last year. The dangerous curve/hill was repaired right before the snow started to fly. The next section scheduled for maintenance and repair is at the start of Road 35 right where the pavement ends and will continue up to the point of the first repairs.

**Conclusion:** The next Board meeting will be on March 12<sup>th</sup> at 6:00 pm at the home of Susan Bryson and Lisa Liljedahl. Please contact Nancy Schaufele if you have any suggested agenda items.

**TO DO:**

- **Update the CMRHOA membership list and make it available to all property owners.**
- **Encourage property owners to support the Mancos Ambulance Association by joining. Send a check for \$25.00 to the Association at PO Box 145, Mancos, CO 81328. Note “Membership Dues” on the check.**
- **Send an e-mail to all property owners requesting they submit their name and contact information if they were promised a fire station at the time of purchase.**
- **Prepare a letter to every real estate agent in the area advising them of the road assessment fee and updates about the HOA.**
- **Fire Mitigation Committee to contact Mancos Fire Department with respect to first responder training and equipment.**
- **Susan Bryson will house a lending library of fire prevention videos and hand-outs. Please contact her at [sbryson1@earthlink.net](mailto:sbryson1@earthlink.net) if interested in checking anything out.**
- **Form all Committees (see attached list) and determine reporting requirements.**

**Meeting adjourned at 8:40 pm.**

**Respectfully Submitted,**

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Susan Bryson  
Secretary, Board of Directors  
CMRHOA  
[sbryson1@earthlink.net](mailto:sbryson1@earthlink.net)