

**Cedar Mesa Ranches Homeowners Association  
Board of Directors Meeting  
April 7, 2003  
Ludemann Residence, Lot 51**

**In Attendance:** Nancy Schaufele, Susan Bryson, Steve Ludemann, Lora Wiggins, Rex Wiggins, Julie Nadolske and Terri Montoya

**Not in Attendance:** Lisa Liljedahl

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

**Approval of March 12, 2003 Minutes:** Lora mentioned that she would like to see the expense budget line item for "Roads" broken down as two separate items: (1) Road Maintenance and (2) Road Improvements. The Road Committee will be assigned the task of separating these two expenses (currently posted as \$50,000) and reporting back to the Board. Lora made a motion to approve the March 12<sup>th</sup> minutes on the one condition that the budget for "Roads" is separated as described above. Susan seconded the motion. Motion approved.

**Financial/Treasurer's Report:** Julie reported the current account balance is \$23,219.92 and then Nancy handed her some checks tonight totaling \$1,950. We anticipate receiving an invoice (approximately \$15,000) for Road Improvements the first of May and Rex confirmed thirty day payment terms were pre-approved by the contractor.

Julie also reported that there is a discrepancy between our records and that of Colorado Land and Ranches concerning the number of lots owned by Colorado Land. We show eight lots and their records show three lots. The issue of ownership should be resolved fairly soon.

All bills are paid as of today, April 7<sup>th</sup>. Everyone was sent an invoice for 2003 HOA dues; however, because of timing issues there were some Annual Meeting Minutes that were mailed out without the dues notice. If anyone hears of somebody questioning their payment of dues, please have them contact Julie directly.

**The Board has requested an e-mail address listing for all HOA members be sent to each Director. Julie and Susan have been updating the list and will coordinate those changes before sending the list to all Directors.**

The Board agreed that from now on the Annual Membership Dues invoice will be mailed under separate cover from the Annual Meeting Minutes and that Julie (our Treasurer) will be responsible for this mailing. For those individuals who do not

pay their dues by the end of May 2003, Julie will send out second notices. The Board felt that the invoice mailing should not be cluttered with other HOA information.

Julie also informed the Board that our current checking account only allows a very limited number of checks to be written each month. It was unanimously agreed that we should immediately change our account and Lora offered that our current bank (Citizens State Bank) provides free business checking. Julie agreed to change our account to one that is not as restrictive as soon as possible.

**President's Update:** Nancy reported the following:

- Barry Hale (local contractor and resident) has agreed to help us with the mailbox building. Nancy also spoke with Tony and he agreed to let us place the structure near the fire station. Terri is charged with contacting the Mancos School District to determine (1) if their bus driver will pick-up students at that location and (2) what turn around space the bus needs to be in compliance with their requirements. Susan offered that Lisa has agreed to spearhead this project. Lisa has already contacted the Mancos Postmaster and is in the process of obtaining their written requirements for the construction of a mailbox structure. We currently have 70 boxes (stored at Chuck's home) and Rex was asked to pick them up and store them at the building site. Presumably they are up to code and in compliance with the postal requirements. We also discussed the issue of lights and safety and decided that Lisa would spearhead the project and report the progress of this project as it develops.
- Steve said that due to Marty's health she has asked Barry Hale to take the lead with weed spraying this year. Barry spoke with Ron Lanier, Montezuma County, and reported to Steve that he plans to take a test, put on a weed spraying pack and "go for it" by volunteering his time and effort in eradicating weeds in our neighborhood. The Board is very appreciative of Barry's offer and discussed the issue of liability and the commitment that Barry is willing to get certified and spray our noxious weeds. We want to make certain that the HOA is eligible to receive a rebate if a certified volunteer does the work. We collectively agreed that as long as we are in compliance and the work is done within budget, it would be wonderful to have Barry assist us with this endeavor. Susan agreed to review and modify a familiar Hold Harmless Agreement for all HOA volunteers to sign prior to working on HOA projects.
- Julie showed us the Fire Risk Aerial map of the subdivision and mentioned that Jim (with Montezuma County) has agreed to meet with the Fire Committee and review the map and discuss the severe risk areas. The map clearly shows risk density areas and will help the HOA identify the most hazardous lots. Julie will schedule a meeting with the Fire Committee and invite Jim to give us a presentation on his aerial map. We hope to focus on the fire risk potential and possible ways to encourage lot owners to mitigate their land.

- Rex offered some information about chippers and suggested that perhaps the HOA might want to consider purchasing a chipper and renting it to landowners – which will ultimately pay for itself and hopefully encourage lot owners to mitigate their land. Rex agreed that there is considerable risk associated with this suggestion and it was decided that we would all think about this proposal and table our discussion for a later date.
- Julie questioned the possible need to reallocate some of the HOA dues to assist with fire mitigation. The Board agreed to let the Fire Committee review this issue and bring it back to the entire group.
- Nancy said that she is still trying to establish contact with Pat (attorney and resident) to pursue a Covenant Review Committee meeting.

**Road Committee Update:** Steve reported that he and Rex attempted to meet with Daniel but Daniel didn't show for the meeting and later told them that he had car trouble. He was supposed to call back and reschedule but hasn't done so. All of his bills have been paid to date and we suspect that the likelihood of getting him out to repair some of the road damage that occurred during snow removal is very slim. However, Steve indicated that according to Bud's original recommendation we skipped over the first step – to blade all the existing roads. Steve recommended that we work with Four Corners to see about simply "blading" all the roads while at the same time fix Daniel's errors and repair our roads. A motion was made and seconded to have the Road Committee continue to prioritize the road improvements and work with Four Corners to do as much work as the budget will allow. The Board also directed the Committee to focus on "maintenance" as the key issue and discuss what that means for our roads. Hence the reason for breaking down the two items – maintenance and improvements.

**General Housekeeping:**

- Nancy announced that on April 17, 2003 there is a Dolores/Montezuma County Summit meeting to discuss community issues. Nancy will be attending and she suggested anyone else interested should plan to be there.
- If folks living out of state or out of the area would like to be involved on one of the HOA committee's it is up to the Committee leader to keep them informed.
- Nancy will send Susan what she has listed so far on the Community Resource Guide to make it available in our lending library. It was also suggested that we may want to include the information in our next Newsletter.
- The location of our next HOA Board meeting (May 5<sup>th</sup>) is Rex & Lora Wiggins' home

Meeting adjourned at 8:55 pm.