

**Cedar Mesa Ranches Homeowners Association
Board of Directors Meeting
May 5, 2003
Wiggins Residence, Lot 64**

In attendance: Nancy Schaufele, Lisa Liljedahl, Julie Nadolske, Susan Bryson, Lora & Rex Wiggins, Terri Montoya and Ruth & Jim Bignell.

Meeting called to order at 7:10 pm

Approval of April 7, 2003 Minutes: Lisa made a motion to approve the minutes and Steve seconded the motion. Motion approved.

Financial/Treasurer's Report – Julie

As directed last month, Julie obtained a regular checking account (unlimited check writing) for the HOA and the new checks just arrived. She has two bills ready to be paid; (1) \$14,150 for road improvements and (2) \$27.10 to Latricia Anderson (adjusted figures) for costs associated with the Annual meeting. The current balance, after the bills are paid, is \$21,094.88.

The accounts receivable total \$29,175

Julie spoke with Colorado Land & Ranches and they own six (6) lots that are currently in escrow. Hence, all the lots have been sold or are under contract.

Julie also announced that Chuck (last years HOA President) reportedly has some HOA documents that need to be returned. Rex Wiggins volunteered to track down the documents.

Secretary's Report – Susan

- Waiver & Release Agreement – drafted and sent to all the Directors. It was decided that we would retain this Agreement on file should the need arise to use it.
- A revised Committee list was distributed; however, several comments were made and an even newer list is attached.
- Reminded folks about our Contractor/Service Provider list on file – furnished by the Colorado State Forest Service. Several lot owners have requested this document.

Vice-President's Report – Lisa

Lisa brought up the issue of a bus shelter/mailbox shed and Terri offered some input from the school district. The district has a set of perimeters and guidelines that must be followed when establishing a new bus stop site. The district

requires written permission from the property owner (Fire Department) and the driveway and parking area must meet certain dimensions. Additionally, the County must agree to maintain the road to the bus stop. And finally, the district won't consider a new bus stop until there are at least 6 or 7 children using the stop. A discussion ensued and clearly it was agreed that our roads are "un-maintained" county roads" and there is no way the county plans to change that distinction. Secondly, we only have two children using the bus stop at this time. And thirdly, the property owned by the Mancos Fire Dept. is in litigation.

We discussed the possibility of using the building supplies generously donated by Rex and Lora Wiggins for the bus stop shelter instead of the mailbox shed. This is something to consider in the future.

It was unclear exactly what type of mailboxes we have in storage. If we have pedestal units then we should simply move forward with the project and talk about a shelter later on. Lisa said that the post office requires a permanent structure and the fire department would not allow a permanent structure. For obvious reasons it would be best to get the boxes up and re-visit the possibility of a structure on skids sometime later on.

The Board directed Lisa to move forward with this project if units are free-standing pedestals. Lisa has tried to reach Tony Aspromonte (Fire Dept) for permission to place the units on their lot. She will continue in her effort to contact him for permission.

Immediately following this meeting Julie sent out an e-mail indicating we have the following:

- 4 – 16 unit boxes with pedestals attached*
- 1 - 8 unit box with a pedestal that can be attached*
- 1 - 2 unit box with no pedestal (but can be attached if purchased)*

President's Update – Nancy

- Pat Sheeran (lot owner and attorney) is reluctant to get involved because of his profession and potential conflicts. However, he has agreed to meet for the first Covenant Committee meeting and help the HOA go through some of the language. After that, Pat would like to be off the Committee. This Committee will need to decide how to deal with violations, etc. Everybody agreed that forming this Committee ASAP is imperative – certainly before we grow as a subdivision. On a similar note, several Directors expressed interest in forming an Architectural Design Committee as part of the Covenant Committee. Almost every subdivision has something similar and it was agreed that certain issues will need to be addressed. Any covenant changes will require board approval and an HOA vote.

- The owner of lot #69 sent Julie a letter about a discrepancy in the covenants as they pertain to fencing and set-backs. Nancy will have the Covenant Committee address this owner's concerns.
- Barry Hale (lot owner) will not be spraying the HOA roads for noxious weeds. The training required to be certified for spraying is too extensive. However, Barry has agreed to oversee the contractor retained to do the spraying.
- We did not receive one call from any of the realtors that received our "notice" letter.

Fire Mitigation – Julie

Julie expressed her frustration that the Board completed the 2003 budget without her input. She wanted to see a line item in our budget for "fire mitigation" and a cost TBD. A rather heated debate ensued wherein several differences of opinion were presented. Clearly it is the lot owner's responsibility to mitigate their land from possible fire danger.

Jim Dietrich apologized for missing our last Committee meeting. He met with Julie and drove around our subdivision identifying what he believed to be the most hazardous areas.

The Board discussed several action items including a letter to all HOA members emphasizing the seriousness of fire mitigation. Additionally, it was agreed that the Board would:

1. Simultaneously research the covenants of other subdivisions and see what they mandate concerning fire mitigation and the consequences of a failure to mitigate.
2. Take to the Covenant Committee a proposal to add some verbiage about fire mitigation and the impending consequence for failure to mitigate.

Lora made a motion that we adopt, in principal, the concept of an overall Fire Plan, being mindful that its purpose is simply to identify severe hazardous fire risk areas and be used as a tool to motivate individual lot owners to mitigate their own land. Lisa seconded the motion. Motion approved.

When looking at the overall subdivision, it is clear that we need to explore other possible emergency exit routes out of the subdivision in the event of fire. The Road Committee was issued the task of exploring options.

Road Committee Report – Rex

The next phase for road improvements, as identified by a professional engineer, is from K3 to the end of the road (ending at Tract O). Additionally, it was suggested that we continue on Road 35 with just grading, shaping and clearing of bar ditches. There was some discussion concerning available funding (not knowing about our accounts receivable - \$11,400 of which are road assessment funds) but the majority of Directors felt that it was important to at least get on the

contractor's waiting list. Apparently we can always ask to be put further back on the list when our name comes up.

Lisa reminded the Board that all monies collected for the special Road Assessment Fee are restricted to road repair and maintenance.

Lora emphasized the need to have this Committee break out the road budget expense as requested at the last meeting: (1) Repair and (2) Maintenance.

Meeting adjourned at 9:30 pm

Respectfully submitted,

**Susan Bryson
Cedar Mesa Ranches HOA
Secretary, Board of Directors**