

**Cedar Mesa Ranches HOA
Board of Directors Meeting
June 9, 2003
Montoya Residence**

In attendance: Nancy Schaufele, Steve Ludemann, Terri Montoya, Lora & Rex Wiggins, Susan Bryson, Ruth Bignell, and Terry & Michelle Michael.

Not in attendance: Lisa Liljedahl

Meeting called to order at 7:15 pm.

Approval of May 5, 2003 Board Minutes: Steve mentioned that his name was excluded from the attendance list. Lora made a motion to approve the minutes with the notation that Steve Ludemann was present for the May meeting. Terri seconded the motion. Motion approved.

Approval of May 19, 2003 Executive Board Minutes: Steve made a motion to approve the minutes as written. Nancy seconded the motion. Motion approved.

Financial Report: Steve distributed a written financial report showing "cash on hand" to be \$23,709.11. The Accounts Receivable (what we are owed) total \$26,200 and the Accounts Payable reflect zero. Steve noted that he just received an invoice from Ed's Weed Control in the approximate amount of \$1,100. He is waiting to hear whether this invoice reflects consideration of our rebate or not. Additionally, Steve prepared an estimated Financial Plan extending to 2009 (see attached). And finally, Steve pointed out that at the time we prepared our 2003 budget we did not subtract what we had already spent on roads for the year. Hence, we have a surplus. It was Steve's suggestion that we leave the surplus as is and roll it over (call it a projection) into next year.

We discussed the possibility of amending the budget to reflect a realistic cost for legal/professional fees as we pursue the Covenant issues further. It was decided that we could use some of the funds allocated for "miscellaneous" should we need to do so.

Steve made a motion to amend the budget breaking out "Miscellaneous (\$3,894) to include \$394 for "Social" and the balance, or \$3,500 as "Miscellaneous." Susan seconded the motion. Motion approved.

Steve is still trying to get the names and addresses for the new owners of those lots recently sold by Colorado Land & Ranches.

We discussed that all dues (Road & HOA) are due by the end of May. Steve will do some research about what was done in past years to collect the “past due” fees. We established a target date for the first part of July 2003 to send out reminder notices to those that have not paid their respective dues.

Secretary’s Report: See notes under Fire Mitigation

Old Business Updates:

- **Fire** – Susan gave everyone a copy of the notes taken from her meeting with Agency Fire personnel (see attached). The bottom line is that the fire “experts” agree that it is the responsibility of each lot owner to mitigate their land. Until the laws change in the State of Colorado there isn’t much anyone can do to “motivate” the owner other than to encourage them to protect their investment, etc. The Fire Plan that was previously presented is a “working document” designed to be a prototype for other subdivisions to use. The purpose of the Map (aka: Fire Plan) is to provide the HOA with a document that compartmentalizes the entire subdivision and can be used when developing evacuation plans, etc. Additionally, the Map can be used when applying for grants.

Alan Farnsworth of the USFS/BLM encouraged us to apply for a grant that allowed us to assist HOA members with slash removal. The theory being that if we could offer some assistance, perhaps more folks would be willing to mitigate their land. Susan has been working with Alan and has submitted the described grant to his office.

- **Covenant Letter** – The Board discussed that clearly the current covenants state that “mobile homes” are prohibited. The American Heritage Dictionary defines mobile home as “a house trailer that is used as a permanent home and is usually hooked up to utilities.” Webster’s Dictionary states that a mobile home is “a movable living unit, originally conceived of as a trailer but now is designed more like a ranch house, which can be connected to utilities and is often put on a foundation as a permanent dwelling.”

It was emphasized that our intent was not to be a police force. The intent was to provide assistance and protect the value of everyone’s investment.

Clearly we need to develop guidelines and criteria for all lot owners. These guidelines need to include enforcement of violations, etc.

Nancy will take the lead working with an attorney to assist the Board with some of these Covenant issues. In the meantime, Terri has agreed to prepare a letter clarifying the intent of the Design Review Board.

- **Weeds** – The subdivision roads have been sprayed once. We may need to do it again. Some Board members mentioned that the noxious weeds are still prevalent in areas around the subdivision. We're waiting for clarification on the rebate issue.
- **Mailbox** – The mailbox pedestals are in Chuck's back yard. Rex and Steve will pick them up later in the week and drop them off behind the Fire Sub Station. Lisa is working with Barry Hale to get a concrete pad poured and hopes to have the mailboxes up and running relatively soon. Lisa has a call into the new Postmaster in Mancos to see what the pedestal boxes mean for the existing folks that have home delivery. Nancy said that the prior Postmaster indicated that home delivery will remain for those folks living up on top.
- **Road** – Rex reported that Mike at Four Corners is very busy and difficult to pin down. Apparently they are 3-4 weeks out to get the rest of K.3 repaired. Rex is also trying to get a bid to blade Road 35 north as well as repairs to the front entrance area. Rex was asked to secure a bid for both maintenance and repair.

Terry Michael (homeowner) asked if he could use road oil on the main road to minimize the dust around his home. The Board determined that using mag/chloride was not appropriate and suggested instead that we should look into road signs that say "slow down"... Michelle Michael asked if we could also look into a guard rail on the steep section of road leading down to the lower section of the subdivision. She is concerned about winter travel on that section of the road.

The Board also said that perhaps we should look into construction impact fees. That discussion was tabled for a later date.

Meeting adjourned at 9:00 pm.

NEXT MEETING WILL BE ON MONDAY, JULY 7TH (7:00 pm) AT NANCY'S HOME.

Respectfully submitted,

Susan Bryson
Secretary, Board of Directors
CMRHOA