

**Cedar Mesa Ranches HOA  
Board of Directors Meeting  
July 7, 2003  
Schaufele Residence**

**In attendance:** Nancy Schaufele, Steve Ludemann, Terri Montoya, Lora & Rex Wiggins, and Jim & Ruth Bignell

**Not in attendance:** Lisa Liljedahl and Susan Bryson

**Meeting called to order at 7:15 pm.**

**Approval of June 2003 Board Minutes:** Lora made a motion to approve the minutes Steve seconded the motion. Motion approved.

**Financial Report:** Steve submitted the financial report to the Board. He also compiled a letter to go out to lot owners who had not yet paid either their yearly dues or road fee. Nancy said she would like to review the letter and make possible changes before it went out. Terri made a motion to approve the financials and Lora seconded.

**Secretary's Report:** Susan is out of town

**Old Business Updates:**

- **Fire** – it was decided to wait until Susan and Lisa return to review the fire mitigation plan for the HOA
- **Covenants** – Nancy said that she had met with Pat Sheeran and that the covenants the Board had were the same ones registered with the state. It was interesting that the covenants had once been amended for lot 33 (David and Beth Johnson). However it was done before Redstone sold the development to Colorado Land and Ranches.
- **Covenant Letter** – The Board discussed feedback from the Covenant letter. It was noted that only a few responses have been negative. Nancy said the Pat Sheeran was investigating the legal definition of mobile and modular homes and would get back to us.
- **Review Board** – The Board reviewed several letters requesting approval on house plans. Terri agreed to respond to Gail Mingesz's plan as well as another, which had been submitted. Nancy agreed to respond to the request for the 80-ft wind tower, which the Board did not approve. Terri will compose a standard list of covenant requirements (as stated in the Covenants) to give to lot owners submitting review plans. A motion was

made and approved to appoint Terri to come up with a letter listing the requirements as stated in the Covenants.

Nancy suggested in the next newsletter that we include a “live and learn” column that states the most common problems/concerns lot owners have found while building their homes here. It can save others time and money to learn from our experiences.

- **Weeds** – Steve said that Marty has contacted the weed person about returning to the area and spraying specific problem areas.
- **Mailbox** – The Board decided to wait and speak to Lisa about the next step on mailboxes. They have apparently been installed and are waiting for the roadwork to complete them. Lisa has the lead on this issue.
- **Road** – It was reported that the culvert around lot 56 was buried too deep and a new culvert is needed. There was damage to the road after a serious rainstorm. A motion was made and approved for Steve to move forward with Dale Murphy to fix the culvert and get a price for future grading and work. It was mentioned that we would need a contract for the work as well as proof of insurance.

**Meeting adjourned at 9:00 pm.**

**NEXT MEETING WILL BE ON MONDAY, August 4t at Rex and Lora’s house.**

Respectfully submitted,

Nancy Schaufele  
President  
CMRHOA