

Cedar Mesa Ranches HOA  
Board of Directors Meeting  
October 6, 2003  
Bignell Residence

**In attendance:** Nancy Schaufele, Lisa Liljedahl, Steve Ludemann, Terri Montoya, Susan Bryson, Terry & Michelle Micheal and Jim & Ruth Bignell.

**Meeting called to order at 7:05 pm.**

**Approval of August Minutes:** Lisa made a motion to approve the minutes as written. Terri seconded the motion. Motion passed.

**Financial/Treasurer's Report:** Steve handed out his monthly written report showing a balance of \$9,355 in Accounts Receivable, zero balance in Accounts Payable and Cash on Hand of \$16,832.51 (see attached report).

We have eight lot owners who owe for the road assessment, four lot owners who owe their HOA dues that were due in May and another 13 lot owners who are delinquent in both the assessment and the HOA dues.

**\*It was agreed during the Covenant discussion that the Board would get a legal opinion on how to pursue property liens for those that still owe their assessment and dues.**

We have exceeded our Road Maintenance/Repair budget because additional work was done on Road 35 and unanticipated culvert work had to be completed this summer.

Nancy moved to accept the Treasurer's Report as prepared. Lisa seconded the motion. Motion passed.

**Secretary's Report:** Susan announced that she intends to regroup with those interested in participating on the Fire Committee and work on the Covenant issues identified in the Covenant Committee meeting in late August. Additionally, she is interested in working on a Fire Evacuation Plan with the county. Lastly, a plan needs to be established in order to move forward with the grant we received.

**Updates:**

- **Design Review Board/Covenant Committee:** The Committee met on August 27<sup>th</sup> and extensively reviewed the covenants (see attached notes). The Committee looked for perceived violations and prioritized four Covenants:
  1. **#11 concerning temporary structures & mobile homes (at this point in time the definition of a mobile home is anything that**

arrives on wheels and is designed for long-term residential occupancy). Legal counsel has advised that in all likelihood the limited number of modular/mobile homes already in the subdivision will be grandfathered in (due to the statute of limitations). However, we should have good ground to prevent further homes from being delivered/constructed.

2. #17 noxious weed control issues
3. #8 & #20 regarding setback requirements
4. #9 & #22 concerning septic systems and the burying of garbage, etc.

Additionally, our very own Board Director and Architect, Terri Montoya, prepared a summary sheet listing the design requirements. This listing needs to be reviewed and approved by the Board. It was suggested that this list be included in our Fall Newsletter.

The Covenant Committee has retained the services of Barry Spear, real estate attorney in Durango, to receive assistance and guidance on how to enforce the Covenant violations. This includes non-payment of dues & road assessment fees.

- **Mailboxes:** The interim Postmaster gave us direction to construct our mailbox pad and install the centralized boxes. Moreover, he announced to the residents that live up top that home delivery would be discontinued. We worked with those individuals who reside in the subdivision to distribute keys. However, the direction has now changed. Nancy met with the new Postmaster and is currently working with her to identify their new requirements and our concerns. Nancy prepared a draft letter to the Mancos Post Office and the Board offered their thoughts. It was agreed that as representatives of the HOA we would request mail service for home delivery on all roads maintained up to county road specifications. Residents who prefer centralized box deliveries may have the option of using the boxes located at the fire station. The letter will express our concerns about installing additional concrete pads on land owned by the Fire Department and will point out the lack of funding to do so even if it were authorized by the Fire Department.
- **Roads:** Steve and Lisa are working to secure bids for snow removal of the main roads. They also drove all the roads recently identifying and prioritizing the current problems. The recent torrential rain identified several areas of erosion and the need for additional culverts. Some of the areas will need better bar ditches to divert water from the road. They are also working on a document that will help the Board plan for future costs. This includes an annual estimate for Maintenance (i.e. grading of the main roads and how often) and Repair. Those figures will be forthcoming. Lisa expressed concern that we have nothing in our budget that allows for capital improvements and suggested that the “roads” are the biggest issue this HOA faces. Susan made a motion authorizing we approve additional bar ditch, culvert work (troublesome spots) and the grading of Road 35

before winter at a cost not to exceed \$7,000. Terri seconded the motion. Motion passed.

- **Newsletter:** Nancy prepared a draft copy of the Newsletter and Susan will review it as soon as possible for mailing and distribution by the end of October.
- **New Board Director:** Lora Wiggins resigned her position on the Board because they moved last month. Nancy spoke about the importance of adding to our board with someone who lives in Cedar Mesa Ranches year-round. Susan made a motion nominating Terry Michael to the CMR HOA Board of Directors. Nancy seconded the motion. Motion passed. Terry is now officially on the Board.

#### **New Business:**

- Lisa (CPA by profession) announced that she completed and submitted the HOA tax returns for 2001 and 2002. She warned the Board that we have potential risk with the 2001 return. We maintain that Colorado Land & Ranches was responsible for the 2001 filing. Because they failed to file a 2001 return on time, we chose to be in compliance and file it ourselves. The tax laws for HOA returns state that if the return is not filed by no later than the extension date all income is subject to tax. Lisa filed the 2001 return as if it were an HOA return rather than a corporate return. The potential exposure is \$3,000 however, Lisa feels confident that we can show it was the responsibility of Colorado Land and Ranches to file in a timely manner and they failed to do so. The Board agreed to take a wait and see approach.
- Lisa asked if we would consider moving the starting time of our board meetings to 6:00 pm instead of 7:00. It was agreed that 7:00 was a better time for dinner planning. The starting times will remain at 7:00 pm.
- **We have scheduled a Cedar Mesa Pot-Luck Holiday Party at Nancy Schaufele's house on December 14, 2003 from 4:00 – 7:00 pm. The HOA will provide the meat and drinks. Those wishing to attend should bring a side dish or dessert. More information about the party will follow in the Newsletter.**

**Meeting adjourned at 9:00 pm**

**Respectfully submitted,**

**Susan Bryson  
Secretary, CMR HOA**