

**Cedar Mesa Ranches HOA  
Board of Director's Meeting  
May 3, 2004  
Montoya Residence**

**In attendance:** Board Director's, Terry Micheal, Lisa Liljedahl, Terri Montoya, Susan Bryson, Suzanne Duke and Nancy Schaufele. HOA Members, Lionel Montoya, Jim & Ruth Bignell and Doc & Michelle Charbonneau.

**Meeting called to order at 7:13 pm.**

**Approval of April Minutes:** Lisa made a motion to approve the April minutes as written. Nancy seconded the motion. Motion unanimously passed.

**Board Conduct:** We will be professional at all times. Terry offered to field the difficult questions and respond to irate members.

**HOA Attorney:** Terry is working with Mr. Rasure to ensure HOA compliance.

**Resource Material:** A lot owner graciously donated some HOA resource material. Terry suggested we all become familiar with this material.

**Lot #11:** Nancy made a motion to table the discussion about pursuing the purchase of Lot #11 until we have more money and the opportunity for more long term vision. Suzanne seconded the motion. Motion unanimously passed.

**Covenant Violations:** Mr. Rasure is helping us with a template to place any HOA member on notice of a covenant violation and file a lien with the county if the violation is not corrected. Terry is taking the lead with this.

**Mill Levy Issue:** Terry spoke with the Assessor's office and was informed that there is no provision in the law that separates the non-maintained from the maintained roads and therefore, without a separate tax district, we are not eligible to receive any reduction on our property tax.

**Fire Mitigation:** Susan presented the Action plan.

**Speed Signs:** Nancy will order a sign as described in last month's minutes.

**Management Certificate:** Terry will complete the paperwork and comply with this requirement.

**Physical Location of Records:** Suzanne made a motion authorizing the BOD to purchase a four drawer legal size file cabinet to maintain the HOA records.

Terry agreed to house the cabinet. Nancy seconded the motion. Motion unanimously passed.

**Website:** HOA member, Nick Bird has offered his time to develop and maintain an HOA website. Suzanne agreed to work with Nick and provide more details to be presented at the next board meeting.

**Tract “K”:** Doc and Michelle informed the BOD that the fire road running through their property is abused by folks driving in and out. This road is intended for emergency use only and is not an easement. The BOD agreed to purchase more signage for this road. Additionally, the lot owner has agreed to provide and erect a gate (to be unlocked) and requested BOD approval. Lisa made a motion to authorize the lot owner to install two gates at each end of the fire road. Terri seconded the motion. Motion unanimously approved.

**Budget Considerations:** The Contingency and Carry-over line items should be removed from the “expense” column. They should be included in the balance sheet. Terry will visit with Steve on this issue.

We also discussed the long term projected costs for road maintenance and the process for possibly raising the HOA dues. The BOD continues to gather facts.

**Design Review Board:** Terri presented the drawings prepared by the owners of Tract K and described the intended construction. Nancy made a motion to approve the design. Terry seconded the motion. Motion unanimously passed.

**New Business:**

- Lisa mentioned the possibility of working with the Fire Department to use a section of their lot for some “common property” interests. Lisa agreed to pursue this and bring facts back to the BOD.
- Lisa provided an update on the road maintenance.

**Meeting Adjourned at 9:05 pm.**

Respectfully submitted,

Susan Bryson  
Secretary, CMR HOA

**If you have any questions or concerns related to this meeting, please contact Terry Micheal at 970.564.0158 or e-mail, [tdm@archerserve.com](mailto:tdm@archerserve.com)**

**NEXT MEETING IS JUNE 7<sup>TH</sup> AT THE BIGNELL RESIDENCE.**