

**Cedar Mesa Ranches HOA
Board of Directors Meeting
June 7, 2004
Bignell Residence**

In attendance: Terry & Michelle Micheal, Steve Ludemann, Lisa Liljedahl, Susan Bryson, Nancy Schaufele, Ruth & Jim Bignell, Cindy Swan, Jackie McNeill and Gail Mingesz. Board Director, Suzanne Duke gave a presentation and then had to leave early. Homeowner Jerry Anderson was in attendance for his presentation and then left. Chris Schaufele was present for a portion of the meeting and then had to leave.

Meeting called to order at 7:09 pm.

Approval of May Minutes: Terry made a motion to approve the May minutes as written. Lisa seconded the motion. Motion unanimously approved.

Website Development: Suzanne gave us an update and a demonstration. Volunteer, Nick Bird has done a tremendous job on this website and we all expressed our gratitude. The "host" cost should not exceed \$8.00 a month (approximately \$100/year). Nancy made a motion to move forward with the website project. Lisa seconded the motion. Motion passed unanimously.

Lot Owner Anderson's report: Jerry Anderson was questioning the definition of Covenant #11 as it pertains to the storage of a motor home on your lot. Discussion ensued. Terry and Lisa mentioned that long term storage of a motor home is not intended. The Board will seek counsel for assistance in defining this covenant and will provide clarification at a later date. The covenant should reflect the spirit and intent.

Mr. Anderson also questioned the road maintenance priority and commented that Road J.8 was overlooked during one snow plow incident. He does not want Road J.8 overlooked for maintenance. The Board reiterated to Mr. Anderson that the snow plow company had a new driver and they did not intentionally avoid Road J.8. It was called to the company's attention and they came back and plowed the road.

President's Report: Terry reported on the following:

- Thank you letter went out to the Mancos Postmaster
- Welcome letter to new lot owner
- May 18th letter to all lot owners
- Mobile Home position and the Gallagher letter
- Colorado Common Interest Ownership Act
- Litigation Update: We have no interest in litigating the Andrews case in the minutes; however the Director's feel it is important for the membership to know what is going on. The Director's are obviously cautious about what is said publicly for fear of retribution. So, in a nutshell, this is our understanding of the recent developments:

- For a number of reasons, only one of which includes the adjacent neighbors not wanting the cul-de-sac paved, the Board voted to deny the request to concrete the end of Road 35.
- Mr. Andrews gave the Board 72 hours to approve the paving of the cul-de-sac or he threatened to immediately bring in the concrete trucks. We felt our only option was to file a Complaint for an injunction to stop Mr. Andrews.
- Mr. Andrews has prepared a counter-claim against each individual Board Director alleging misappropriation of funds –stating we had no right to use the HOA funds for the road maintenance and repair.
- The counter-claim also alleges that the Board refuses to enforce Covenant #11 as it pertains to mobile homes because Terry Micheal (Board President) lives in a manufactured home.
- Attorney Update: The Board has hired an attorney to pursue the Complaint for an injunction and assist with the defense of Mr. Andrew's counter-claim against the individual board directors. We have also notified our Director's and Officer's Liability insurance carrier.
- Covenant Violation Report
- HOA Records
- Terri Montoya's resignation letter. Terry made a motion to regrettably accept the resignation of Terry Montoya. Nancy seconded the motion. Motion unanimously passed.

Financial Report: Steve delivered the June financial report. Nancy wanted the records to reflect her appreciation for all the hard work and effort both Steve and Lisa have done to assist with the road maintenance issues. Discussion ensued to amend the budget to more accurately reflect some of the costs. Terry made a motion to accept the amended budget. Lisa seconded the motion. Motion unanimously passed.

Terry mentioned that it is our goal to have a decision about HOA dues before the 2005 due date. The dues should better reflect our budgetary needs.

Road Committee: Steve and Lisa gave an updated report.

Fire Mitigation Committee: Susan announced that she and Cindy attended a Fire Wise Public Meeting on May 25th wherein experts discussed evacuation plans and mitigation within subdivisions. The notes are available if anyone is interested.

We have been given permission to use some of the limited grant funding to enhance our fire break on the main road (35). And, we will be proceeding with a slash removal project. The date(s) will be disseminated. In the meantime, all lot owners' can start taking advantage of this by removing and thinning some of the dead timber and hauling the debris to the edge of their lot line adjoining the road.

Speed Signs: Nancy has a call into the company that provided the signs a couple of years ago. She will have more information at the next meeting.

Noxious Weeds: Lisa reported that we have a huge problem with noxious weeds in this subdivision. We do have a covenant to address noxious weeds but enforcement is very difficult. We have serious problems with thistle, foxtail and cheat grass. It was suggested that perhaps we could include information and pictures on our HOA website that will assist with identification.

Design Review Board: Terry presented the drawings submitted by the owner of lot #65. We still have several questions that need to be addressed. Terry will ask for assistance.

Terry also presented the drawings submitted by the owner of lot #59 for a barn addition and recommended approval of said drawings. Discussion ensued. Lisa seconded the motion. Motion passed unanimously.

Open Discussion: All

**Motion was made to adjourn at 9:40 pm. Motion unanimously passed.
Meeting adjourned.**

Respectfully submitted,

**Susan Bryson
CMR HOA, Secretary**

The NEXT MEETING of the CMR HOA will be on Monday, July 12th at 7:00 pm. Location will be the Bryson/Liljedahl residence: 10224 Rd. 36.7; Tract O