

**Cedar Mesa Ranches HOA  
Board of Directors Meeting  
July 12, 2004  
Mesa Verde AA Campground  
7:00 – 8:30 pm**

**In attendance:** Board Director's, Terry Micheal, Lisa Liljedahl, Susan Bryson, Nancy Schaufele and Suzanne Duke. Lot Owner's, Gary & Cheryl Brodhagen, Doc & Michelle Charbonneau, Chris Schaufele, David Nigteagle, Jim & Ruth Bignell, Jackie McNeill & Cindy Swan, J. Bone and Brian Johnson. Visiting, Matthew Rossy.

**Meeting called to order at 7:10 pm.**

**Approval of June Minutes:** The minutes are approved as written.

**President's Report:** Terry Micheal

- Terry has had several opportunities to meet many of the out town members this summer. Many have expressed their deep appreciation for the work the board is doing on their behalf.
- A letter was sent to Mr. Anderson on June 16<sup>th</sup> providing a response to his question at the last board meeting with respect to the definition of "nine months in a given year" in our Covenants. This was discussed with the HOA attorney, Mr. Rasure, and we are told that this means any nine months in a given year, not consecutive or calendar, but any random nine months, or sporadic nine months in a year.
- Covenant Violation Report:
  - Many lot owners have complied with the thirty day notice and have moved their recreational vehicles. There are some new violators (not identified previously) and letters will be sent out later this month. Terry will be filing liens on those property owners who have not complied.
  - The letter sent to Lot #6 has been corrected. The violation is on Lot #7 and a violation letter stipulating a 30 day notice will go out later this month.
  - Terry will address the board's position with respect to Lot #19.
  - Further investigation is pending on Lot #93 concerning an alleged yurt/tent.

**Financial Report:** Lisa Liljedahl (acting on Steve's behalf)

Please see the attached report. Lisa submitted the weed invoice to the county for 50% reimbursement. The cost of chemicals skyrocketed this year and we will try to get one more spray completed before the season ends. All the roads were sprayed this year. It's just a bad year.

Nancy made a motion to accept the Financial Report as submitted. Suzanne seconded the motion. Motion unanimously passed.

**Road Update:** Lisa Liljedahl

- We have installed a nice bar ditch on the southwest side of road 35 beyond K.3 and hope this takes care of the erosion problems.
- We need moisture before we can blade the road.
- The guardrails will be installed before the season ends.
- We have 10 miles of roads (20 miles for both sides) and bar ditches still need to be dug, culverts installed, etc. It's an ongoing problem with limited funding.

**Design Review Board:** Terry Micheal

- Approved two plans this past month (Daniel Manning and the barn on lot #59) – see minutes from last month.

**Fire Mitigation Proposal:** Susan Bryson

- See attached plan as presented by Susan
- Nancy made a motion to approve the HOA matching funds of up to \$875. Lisa seconded the motion. Motion unanimously approved.
- Susan will draft a letter to all lot owners detailing the project and unveiling the website. She will have the letter ready for mailing by next week.

**Signs:** Nancy Schaufele

- The signs are \$40 each. The total cost will be approximately \$200. Nancy was asked to order the signs for the Fire Emergency Road. Doc has agreed to install the signs. (See notes from last meeting.)

**NEW BUSINESS:** Terry Micheal

- Received a letter from the owners of Lot #109 asking for further clarification on the county's sovereignty. Terry read the e-mail. The county is only sovereign with respect to any litigation. We cannot sue the county for the bad roads we inherited (see numerous past minutes and correspondence addressing this issue). The county does not collect our trash. The HOA does not dissolve just because we don't have funds. It takes at least 2/3 vote of the membership to dissolve this HOA. And, we meet the first Monday of each month unless that Monday falls on a holiday. The Bylaws only require us to have one Annual Meeting in March. Terry also reiterated the whole issue of separate tax districts and suggested that this lot owner review all the past minutes and correspondence which addresses these issues at nauseum.
- Terry read the letter from lot owner, James Bouma wherein he thanks the Board for all the hard work they do and encourages us not to pay attention to complainers. He said that the roads are dramatically better than when they first bought in this subdivision.
- Terry announced that we had another letter from a lot owner essentially stating her discontent and dissatisfaction with what this Board is doing.
- Terry offered another letter from a lot owner unhappy about our position on mobile homes. This board, on the advice of council, is taking the position that all offsite manufactured homes will not be allowed in this subdivision – pursuant to our Covenants concerning mobile homes.

## **Open Discussion: ALL**

- The lot owner of #87 said that he has a real horse problem. He has spent a lot of time making his lawn look nice and horses have been on his land. He wanted to know what action he can take. We advised him to talk with the offending owner. There was more discussion about loose dogs on his land and other lot owners mentioned they've seen the same two dogs. We had a long discussion about Colorado being a "fence out" state. Terry offered, on behalf of the HOA, to write a letter to the owner's who have the horse escapee problem and mention that a complaint has been lodged.
- There was a lengthy discussion about reckless ATV's on our roads. The Sheriff's Department takes the position that unless the driver is "reckless," trespassing, or driving under the influence, they cannot enforce the unlicensed vehicle law on our roads. The Board will try to get further clarification on this.
- Fire break will do very little. Lot owner's need to clear their lot of dead timber and underbrush. Informed this lot owner that the HOA has tried unsuccessfully to get property owner's to take personal responsibility. There is nothing in our covenants that address vacant land – only defensible space around a structure. The Board will keep hounding on the issue but there is very little we can do.
- When the roads are bladed the contractor never actually cuts the dirt below the washboard. Lisa mentioned that we need moisture – and lots of it – in order to correctly solve the problem. We also have a poor road base in areas and very little finish gravel.
- Lot owner expressed his concern that noxious weeds were not sprayed on his road. The HOA assured him that all the roads received the same treatment. It's a particularly bad year.
- Lot owner expressed his concern about the 30 foot setback requirement because his road is so narrow he doesn't have much room to work with. Reiterated the setback requirement with respect to fencing. This same lot owner is building his home this summer and vendors said they won't even come down his road if it's raining. Lisa said that the board is aware of the awful condition of this road and said that the quote is \$40,000 to complete repairs. Please identify the low spots and the Road Committee will act promptly to get some finish gravel in those spots – as a temporary fix. Also some culvert drainage issues on this road and Lisa mentioned that each year she and Steve personally clean and clear the culverts. All lot owners can help with this endeavor.

**Meeting adjourned at 8:30 pm.**