

**Cedar Mesa Ranches HOA  
Board of Directors Meeting  
November 15, 2004  
Liljedahl/Bryson Residence, Tract O**

**In attendance:** Board Directors, Terry Micheal, Lisa Liljedahl, Susan Bryson, Jim Bignell & Nancy Schaufele. Residents, Ruth Bignell, Gary & Cheryl Brodhagen, Jerry Anderson, Cindy Swan & Jackie McNeill.

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

**Approved the September 13, 2004 minutes as written.**

**Presidents Report:** Terry Micheal.

- Susan made a motion to regrettably accept the resignation of Terry Micheal as President of the HOA Board of Directors. Jim seconded the motion. Motion unanimously passed.
- Lisa, now acting President of the Board, asked Terry to remain on the Board in the capacity as Chairman. Terry accepted.
- The BOD manages the decision making of the HOA and does not need to be subjected to personal attacks. Hence, from now on we have asked all lot owners to express their concerns and complaints in writing and they will be addressed at each board meeting.
- The HOA has settled the lawsuit with Torin Andrews. The settlement agreement will be posted on the website and available to the lot owners if they request a copy.
- Article III, Section 8 of the Bylaws refers to a “fee” that will be imposed to a lot owner should a lien be filed for non-payment of dues and/or special assessments. Lisa made a motion that we attach a fee of \$50 to each lien that we file. Susan seconded the motion. Motion unanimously passed.
- The Board believes that it is necessary to amend the bylaws and is forming a Document Review Committee to make recommendations. Some changes can be made by the Board without membership vote or approval.
- Article V, Section 1(b) refers to “rules and regulations” and Terry will be preparing an Operational Manual Template so that the board can establish some type of order and structure.
- With the exception of three lot owners, all liens have been paid to date.
- Nancy agreed to draft a letter to the membership asking for their interest in being on the Board or a working committee.
- We have discontinued monthly board meetings and instead suggest meeting every other month; again in January and then the annual meeting in March.

**Vice-President Report – Lisa**

- See report under “Financial” and “Road Committee.”

### **Secretary Report – Susan**

- This Board decided some time ago that we would have two Newsletters each year...one in the Fall/Winter and one in the Spring/early Summer (following the Annual Meeting in March). It's that time of year again. Nancy agreed to prepare a draft for discussion and review.
- Nick Bird continues to volunteer his time designing our HOA website. Nick encourages anyone with comments and suggestions to please contact him ([admin@cedarmesarancheshoa.org](mailto:admin@cedarmesarancheshoa.org)). He would like to make the site user-friendly and would like to see more lot owners registered. We currently have 28 lot owners registered. Nick further encourages everyone to use the bulletin board posted on the site ([www.cedarmesarancheshoa.org](http://www.cedarmesarancheshoa.org)).
- Please keep in mind that the website is administered by a volunteer with full-time employment. Nick does his best to update the site as often as possible.

### **Financial Report – Lisa**

- Lisa is acting Treasurer in Steve's absence.
- We currently have \$3,300 in dues/assessments outstanding.
- See attached Report
- Nancy made a motion to approve the Financial Report as prepared and submitted. Jim seconded the motion. Motion unanimously passed.

### **Road Committee Report – Lisa**

- Lisa would like help this year organizing snow removal for individual lot owners. We do this as a courtesy and to help all of us save costs. Cecil has agreed to plow individual driveways as long as one person is the lead spokesperson. Jackie offered to take the lead with this.
- Jim agreed to install the stop sign at the entrance to the subdivision.

### **Design Review Committee Report – Terry**

- We discussed the history of this committee emphasizing that there is nothing in our governing documents that require lot owners to submit their design drawings. This committee was established quite some time ago for the purpose of "assisting" lot owners with their building questions as they relate to the covenants. We felt that providing some help up front was better than finding out after the fact that a compliance issue existed.
- Gary and Nancy will work together to draft a more "user-friendly" definition of the committee's purpose and communicate that to the membership.
- We agreed to provide gates on the fire road off J.8 to provide support to the lot owners with "trespass" issues on this emergency access road. Nancy will speak with Doc to see if he will help with installation. Cindy and Jackie offered to speak with the impacted lot owners to seek permission to trespass in order to install the gates.

- Jerry Anderson offered to take a chain saw to the downed tree on this emergency fire/access road.

**Addressing Members Concerns/Open Discussion – Terry**

- Jerry Anderson expressed his concern with the covenant relating to the storing of his RV. He would like the Board to define “year” as it relates to nine months. The Board acknowledged Jerry’s concern and agreed that the covenants are poorly written. However, in the absence of better written covenants, this Board said that they are left defining the “intent” of each covenant. With respect to Covenant #11, this Board believes that the “intent” is to prohibit the storage of RV units unless it is stored in an enclosed building.
- The Board cannot be arbitrary in its interpretation of governing documents. We are obligated to interpret the covenants the same for everyone and file liens where appropriate.
- Need 51% of the membership to vote in any covenant changes.

**Susan moved to adjourn the meeting at 8:20 pm. Lisa seconded the motion. Motion unanimously passed.**