

**Cedar Mesa Ranches HOA
Executive Board Meeting
January 10, 2005
Bryson/Liljedahl Residence
7:00 pm – 9:00 pm**

In attendance: Lisa Liljedahl, Nancy Schaufele, Terry Micheal, Susan Bryson and Jim Bignell.

Not in attendance: Steve Ludemann and Suzanne Duke

Meeting called to order at 7:09 pm.

Nancy made a motion to approve the November 2004 minutes as written. Jim seconded the motion. Motion unanimously passed.

Bylaw Revisions:

- 1. Annual Meeting Date:** The Bylaws state that the annual membership meeting will occur on the first Thursday of March each year at 7:00 pm. Lisa made a motion to amend Section 2 of Article IV to read:

**The annual meeting of members of the Association
shall be held on the first Saturday of March each year
at 2:00 pm of said day...**

Jim seconded the motion. Motion unanimously approved. Nancy confirmed that the new Mancos Conference Center is available on that date. She will go ahead and reserve the facility beginning at 2:00 pm on March 5, 2005.

Proxy ballots are expected to be mailed to members in mid February and the new date will be highlighted in the correspondence and the venue address will be provided.

- 2. Membership Dues:** The Bylaws state that each lot membership shall pay annual fees in the amount of \$150. Section 8 of Article III states that "Minor assessments of \$25.00 or less shall be voted on by the Board of Directors, without Association approval." The Board has spoken on several occasions about the need to increase dues to pay for the road repairs/maintenance as well as the requirement to maintain a contingency fund. Lisa made a motion to amend Section 7 of Article III to read:

**Each lot owner shall pay annual fees in the amount
of \$175.**

Jim seconded the motion. Motion unanimously passed.

Furthermore, the Bylaws state that **ALL ASSESSMENTS MUST BE PAID AT THE ANNUAL MARCH MEETING**. Hence, the annual dues will be due and payable on March 5, 2005.

Invoices will be mailed in mid February along with the proxy ballots.

Roads:

1. Fire Emergency Road – BLM Easement

Susan reported that the HOA received notice from BLM requiring us to change the fire emergency road (off J.7) right-of-way holder from Redstone to CMR HOA. Susan reported on her meeting with BLM and recommended we complete the paperwork and pay the required \$50 processing fee to change the holder's name to the HOA. Additionally, the HOA was placed on notice that the fire road was in non-compliance with the terms and conditions of the BLM right-of-way grant.

The estimate to complete the minimum amount of work to be in compliance with the BLM specifications is \$2,000. BLM has requested we provide a schedule of proposed work along with the application in order to proceed.

The Board discussed the pros and cons of moving forward with the process and determined that we owe our membership the ability to exit at the emergency fire road should the need ever arise. Jim made a motion to complete the necessary paperwork and complete the required fix. Susan seconded the motion. Motion unanimously passed.

2. Two-wheel drive vehicles

Lisa reminded the Board that our governing documents currently mention that our roads are suitable for two-wheel drive vehicles. The Board concurs that in the winter some of our roads are not suitable; particularly Road J.7 and perhaps even the hill on Road 35. We need to make sure that our membership realizes this and makes wise decisions when purchasing a lot in this subdivision. Additionally, the governing documents should be changed to reflect the accuracy of our road conditions.

3. Deed to Roads

The Board is still doing some research on this and will give a report at the appropriate time.

4. Snow Removal Policy

The policy for snow removal has been and will continue to be that the roads are plowed when there is an accumulation of 5 inches or more on the main road. Lot owners are reminded that this is country living and if you choose to live in the country you will experience some inconvenience not otherwise experienced with city living.

Financial Report

Steve is currently out of town. The Financial Report should be available in the next couple of weeks and will be forthcoming.

Susan made a motion to adjourn the meeting at 9:00 pm. Terry seconded the motion. Motion unanimously passed.

Respectfully submitted,

Susan Bryson
Secretary, CMR HOA Secretary

NOTE: THE NEXT BOARD MEETING WILL BE THE ANNUAL MEMBERSHIP MEETING HELD ON SATURDAY, MARCH 5, 2005 BEGINNING AT 2:00 PM. PLEASE MARK YOUR CALENDARS AND PLAN TO ATTEND. THE MEETING WILL BE LOCATED IN DOWNTOWN MANCOS.

PROXY BALLOTS AND MEMBERSHIP DUES INVOICE (\$175) WILL BE MAILED TO ALL MEMBERS SOMETIME IN EARLY FEBRUARY. DIRECTIONS TO THE ANNUAL MEETING WILL BE INCLUDED.