

# ***CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING***

***October 25, 2005  
San Juan Basin Technical College  
MINUTES***

***In Attendance:*** Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, John Lyren and Sean McCall. Eight members of the HOA also attended.

***Absent:*** Chris Schaufele

***Call to Order:*** 7:00 p.m.

***Approval of Minutes:*** Motion made, seconded and passed.

## ***Secretary Report - Ruth Bignell***

- Minutes went out on Oct. 3rd
- Lot 56 sold to Danny & Katherine Stevenson
- Lot 73 sold to Chris & Susan Eninger, Santa Fe, NM
- Lot 74 sold to Thomas & Melodee Horton, Tucson, AZ

## ***Treasurer Report: John Lyren***

- There is currently \$17,239.26 in our account.
- There are 3 outstanding bills to be paid. (See attached)

## ***Fire/Weed Committee – Bryan Johnson***

- Front entrance fire sign changed to MODERATE. We still need to be careful starting a fire.

## ***Building Advisory Committee – Greg Kemp***

- Follow up done on Lot 48. The improvements requested by the Board are progressing.
- We have had no response as yet from a letter sent to Lot 84. A response is due by the end of November.

## ***Road Committee – Gary Brodhagen***

- Due to the fact that we were unable to secure a contractor for the front entrance until spring, the allotted money was reallocated to Road 35.3 which is in our original road plan to be done next year.. The road was done just past Tract C and will be finished next year.
- Rock and gravel was added to fix the washout on Road K.3 at Mud Creek

## ***Activity & Grounds Committee – Ruth Bignell***

- The Committee thanks everyone that came out to help clean up the front entrance. Eight homeowners worked for 4 hrs to clean to the top of the hill. We had hoped to get further, but, the heavy growth slowed our progress. We will schedule another day in the spring. Our thanks go to Gary Brodhagen for providing the solar lights that were installed in the entrance posts. Work to make the sign more visible will be done before winter sets in.

### ***Covenant Committee – Jim Bignell***

- The Board sent out a communication to clarify questions asked by members.
- The Board and the Committee would like to thank all that participated in voting for the covenants and by laws. A total of 107 members sent in their votes on this important issue. The results of the covenant vote are as follows: PASSED-#Definitions, #3, #5, #8, #13, #14, #20, #27, #29, #30, #31, #32, #33, #34, #35, By Laws-#7, #D, #E, #F. NOT PASSED-#2, #9, #11, #22, #26. By Laws-#8. All covenants and by laws that did not pass will revert back to the original covenant or by law. We will send via email to those that have it or by regular mail. They will also be posted on the website. These will be filed with Montezuma County. Copies will also be sent to all title and real estate companies.
- The by laws attached were modified and required a board vote only. All were passed by a motion and seconded. There are 11 pages so you may not want to print them all out.
- Copies of the complete covenants and by laws will be sent to HOA members. Those of you with email, will receive them that way, others will receive by regular mail

### ***Old Business***

- In reply to inquiries, Jim spoke with the Postmistress at the Mancos Post Office regarding the insurance for the mailboxes. According to her, we do not have to carry insurance, but, if anything should happen to the boxes, they would not replace them. The cost per pedestal is \$1,000. It is in our best interest to continue the insurance coverage.
- Jim gave an update on our ongoing lawsuit with Mr. Torin Andrews. We were notified that a Declaratory Motion has been filed this past week. The suit is progressing.

### ***New Business***

- The Board is soliciting nominations for board positions for 2006. Anyone interested, please submit your name in writing by Nov. 20, 2005 and attach a brief paragraph about yourself and your reason for running. Submit your name to the Nomination Committee either by mail at 10208 Road 35 or by FAX at 564-1099.
- A new law is in effect in relation to the CCIOA law. Several amendments have been made by the State of CO. Some are in effect immediately, others go into effect Jan. 1, 2006. The most important one governs the way we vote. Here is an excerpt that relates to that issue: VOTES FOR POSITIONS ON THE EXECUTIVE BOARD SHALL BE TAKEN BY SECRET BALLOT AND, UPON THE REQUEST OF ONE OR MORE UNIT OWNERS, A VOTE ON ANY OTHER MATTER AFFECTING THE COMMON INTEREST COMMUNITY ON WHICH ALL UNIT OWNERS ARE ENTITLED TO VOTE SHALL BE BY SECRET BALLOT. BALLOTS SHALL BE COUNTED BY A NEUTRAL THIRD PARTY OR BY A UNIT OWNER WHO IS NOT A CANDIDATE, WHO ATTENDS THE MEETING AT WHICH THE VOTE IS HELD, AND WHO IS SELECTED AT RANDOM FROM A POOL OF TWO OR MORE SUCH UNIT OWNERS. THE RESULTS OF THE VOTE SHALL BE REPORTED WITHOUT REFERENCE TO NAMES, ADDRESSES, OR OTHER IDENTIFYING INFORMATION.
- Ruth Bignell has been appointed to Chair the Nomination Committee. Her statement follows: Anyone interested in serving on this committee, please submit your name to the above address/fax. If you submit your name, you must be able to attend the annual meeting, you cannot be a candidate or a board member. Three people will be chosen from this pool to serve on the committee. Of these 3, two will be randomly chosen to count ballots at the annual meeting and to announce the results to the membership.

### ***Open Discussion***

- A letter was read from the owner of Lot 42 regarding the covenants and CCIOA law.
- A question was asked regarding the dues being due in January instead of March. The Board replied that the annual meeting was changed last March to the 2<sup>nd</sup> Saturday in January for fiscal reasons.
- A suggestion was made to do a survey on trash pickup in the subdivision. In order to cut down on the amount of trucks that come into the subdivision, it was suggested that maybe we could consolidate this service to one company and maybe get a better rate in doing so. Greg Kemp will develop this survey and it will possibly go out with the ballot in December.
- An HOA member asked clarification about the definition of a shack in relation to water, sewerage disposal and electric. The specific question was in regard to electric and if solar was OK. The Boards response was YES, it was. An additional question was asked regarding reducing the dues. The dues are re-examined every year at the annual meeting. The dues were permanently raised by a majority vote but the Board also stated that after 3 years, it would be looked at for a possible change. Any change, will require a majority vote by the membership.
- The owner of Lot 114 thanked the Board for the time and effort put forth in trying to make the subdivision better. The Board has received several other emails as well. The Board thanks all for their support.

***Adjournment:*** The meeting was adjourned at 9:03 pm. **The next meeting will be Tuesday, November 29, 2005**

**Respectively submitted:**

**Ruth Bignell  
Secretary to the Board**

**Cedar Mesa Ranches Financial Report to BOD  
September 27, 2005**

**Accounts Receivable**

2001 Dues	\$0.00
2003 Dues	\$50.00
2004 Dues	\$150.00
2005 Dues	\$175.00
2005 Dues Increase	\$550.00
Road assessment	\$700.00
Total	<b>\$1,625.00</b>

**Accounts Payable**

Baxtrom's	10/11/2005	\$9,010.00
Insurance Deductible	10/17/2005	\$1,000.00
Slavens (Signs)	10/16/2005	186.26
Total		<b>\$10,196.26</b>

**Cash on Hand** **\$17,239.26**

**Working Budget (2005)**

Item	Budgeted amount	Spent to date
CPA/tax prep	\$200.00	\$192.00
Contingency Fund	\$2,000.00	\$0.00
Fire mitigation	\$1,000.00	\$0.00
Insurance	\$1,850.00	\$2,050.00
Office supplies	\$1,300.00	\$1,233.12
Professional and Other Fees	\$5,000.00	\$5,938.28
Road Maint/Improvements	\$42,584.00	\$40,058.03
Emergency Road Repair	\$2,000.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$0.00	\$45.43
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$2,800.00	\$1,758.81
Total	\$62,309.00	<b>\$53,571.07</b>

**\*Lien Money Recovered Lot #56** \$1,050.00

**Penalty and Interest Collected** \$324.49

**Total Lien Collected** **\$1,374.49**

**\*\*This amount is included in the Cash on Hand Amount.**