

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

***September 27, 2005
San Juan Basin Technical College
MINUTES***

In Attendance: Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, John Lyren and
7 members of the HOA

Absent: Sean McCall, Chris Schaufele

Call to Order: 6:58 p.m.

Approval of Minutes: Motion made, seconded and passed.

Secretary Report - Ruth Bignell

- Minutes went out on August 31st.
- Covenant & By Laws voting letter sent via mail. Reply due not later than Oct. 21st
- Lot 37 sold to Gregory & Amelia Welden – Rimrock, AZ
- Lot 61 sold to Jon & Laurie Aarts-Riverside, CA
- Lot 64 sold- no info
- Lot 79 sold to Jeff Adcock –Dolores
- Lot 56 sold – no info
- Tract G sold to Herbert Didier – Carmel, Indiana

Treasurer Report: John Lyren

- There is currently \$18,310.74 in our account.
- There are 2 outstanding bills to be paid. \$215 for rental of a bush hog and \$80 for lawyer consultation on the proposed covenants.

Fire/Weed Committee – Bryan Johnson

- The HOA rented a bush hog on 9/10 for 7 hrs. to mow along the edge of the roads in order to control noxious weeds. This was a trial run as we are trying to find different ways of weed control without paying a commercial spraying company \$1800 per year and not getting a first rate job done on our weeds. The bush hog did pretty well except for the areas with ditches. Some of them are steep and it is difficult to get down in them. We will try again in the spring and then decide which was to go.
- A question was asked last month if we should keep our fire ban sign up all the time. After checking with the Montezuma County Sheriff, we found out that we can do what we want but they will not enforce the rule if it does not agree with the county restrictions. We will continue to abide with the county regulation on the fire status.
- There will be a talk on Thursday, Sept. 29th at 7pm about “Mountain Lions in the West” It will be held at the Mancos Community Center, 130 Grand Ave.

Building Advisory Committee – Greg Kemp

- A letter was received from the owner of Lot 48 regarding possible covenant violations. All the boards concerns were addressed and therefore the Board will take no further action. A motion was made to monitor this situation. It was seconded and passed.

- A letter was given to the owner of Lot 84 in reply to his previous letter addressing possible covenant violations. The owner was present at the meeting and agreed to provide the Board with a timeline for his construction. A motion was made, seconded and passed to allow the owner time to submit his construction timeline.
- At the July meeting, there was discussion regarding the purchase of signs for the emergency fire road on J.7. A motion was made to purchase the signs for \$150, seconded and passed.

Road Committee – Gary Brodhagen

- The front entrance to be done Wed. Sept. 28th.*
- The road has eroded away on K.3 at Mud Creek. Rock will be put in the ditch.
- There was a discussion regarding Road 35.3. It is not in good shape but at this time, money is a problem as it will take \$6,000 to fix it. It will be the first road done in Spring, 2006.

***NOTE:** When Gary arrived home from the HOA meeting, he had received a message that the sub-contractor had cancelled the front entrance job. After several calls to other companies, it was pretty evident that they are all booked up and could not accommodate us at the last minute. The earliest we can contract with anyone is in the Spring. Four Corners Materials has agreed to do the entrance at that time for approximately the same cost. The Road Committee will consider diverting project money to Road 35.3. To say we are disappointed is putting it mildly but, it will get done but not as soon as we would have liked.

Activity & Grounds Committee – Ruth Bignell

- The Committee has scheduled a clean up day for the front entrance. It will be Sat. Oct. 8th at 10 am. We would like to clean up the edges of the road as far as possible and trim up the Cottonwoods along the way. Bring your mower, weed trimmers and whatever else we may need to do the job. Hopefully, we can construct a front entrance next spring.
- A discussion followed regarding the insurance the HOA is paying for the mailboxes. It was felt that we should not be paying insurance on government property. A motion was made to check into this. It was seconded and passed.

Covenant Committee – Jim Bignell

- The Board was scheduled to vote on the Board vote for the By Laws. A motion was made to table this action until the Board conducted further discussions. The motion was seconded and passed by a vote of 3 to 2. It will now come before the HOA meeting in October.

New Business

- Michelle Charbonneau had sent an email to board members pointing out several concerns in the Covenants. Most of them were that the word tract was left out of sentences with the word lot in it. This was missed by the committee and should have been included. She also had some other concerns regarding deletions. The board felt that everyone was capable of reading both sides of the document and to figure out what was/was not deleted. Michelle felt that members would only read the underlined sections and wanted to send out a letter to all members explaining her views. The Board provided her with member addresses. The Board would like to make clear that it did not view this document before it was sent out and her views or accuracy on certain aspects of the covenants are not necessarily that of the Board. We have had several inquiries regarding the covenants and would encourage your questions for clarification of any of the covenants. The Board encourages you to read both sides of the document and make your own informed decision. You may call or email any board member with your questions.

- Several questions were presented by members regarding clarification of several covenants. Jim Bignell tried to explain the reasons certain covenants were altered. As in every document, interpretation is a factor. Not everyone sees it the same way. This document is very important and while some will not please everyone, it is important that you cast your vote whichever way you believe. Those that do not pass will revert back to the original covenant.
- Chuck WieSel stated that a new Senate bill was passed regarding the management of HOA's in Colorado. Chuck has sent a copy to the Board members. The Board will be looking at this document to study its impact. Most of the changes are effective January 1, 2006.
- Mr. Torin Andrews has sent an email to the Board and other select HOA members suggesting that there could be some sort of violence toward him. This board or anyone else we know has never suggested this type of action. This statement was made after a conversation with our lawyer. The lawyer's response was immediate and according to the lawyers response, no such threat was made to Mr. Andrews. The insurance company has assigned a new group of lawyers from Denver to continue our case. They have received all documents for review and we expect a response from them next week.

Adjournment: The meeting was adjourned at 8:40 pm. **The next meeting will be Tuesday, October 25, 2005**

Respectively submitted:

**Ruth Bignell
Secretary to the Board**

Cedar Mesa Ranches Financial Report to BOD
September 27, 2005

Accounts Receivable

2001 Dues	\$150.00
2003 Dues	\$200.00
2004 Dues	\$300.00
2005 Dues	\$350.00
2005 Dues Increase	\$1,110.00
Road assessment	\$1,000.00
Total	\$3,110.00

Accounts Payable

Total	\$0.00
Total	\$0.00

Cash on Hand \$18,310.74

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	\$1,128.98
Professional and Other Fees	\$5,000.00	\$5,578.88
Road Maintenance	\$10,000.00	\$8,280.03
Road Improvements	\$32,584.00	\$29,273.00
Emergency Road Repair	\$2,000.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$0.00	\$0.00
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$2,800.00	\$2,008.81
Total	\$62,309.00	\$50,807.10