

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

***November 29, 2005
San Juan Basin Technical College
MINUTES***

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

Absent: Chris Schaufele

Call to Order: The BOD meeting was called to order at 7:02 pm

Approval of Minutes: A motion was made to approve the Oct. 25, 2005 minutes. Seconded and passed.

Secretary Report – Ruth Bignell

- Thank you letter sent to San Juan Basin Technical College for the use of their faculty.
- October minutes went out on Oct. 31, 2005
- Covenants & Bylaws recorded with Montezuma County on Nov. 3, 2005
- Covenants & Bylaws sent out on Nov. 3, 2005 via email & mail
- Covenants & Bylaws sent to 21 Real Estate Co. & 3 Title Co. on Nov. 3, 2005. We have received feedback thanking us for providing them with the information.
- Lot 67 – No owner info

Treasurer's Report – John Lyren

- There is currently \$7,104.21 in our account.
- We have 1 outstanding bill to be paid for \$1000. This is the deductible for the insurance litigation
- \$900 in dues and assessments were written off as "bad debts". They include: 2003 Dues-\$50, 2004 Dues-\$150 and road assessment-\$700. This is money we cannot collect as the properties have been sold and the title company did not collect what was owed. Motion made, seconded and passed.
- Budget funds have been reallocated to reflect our expenditures. (See attached budget) Motion made, seconded and passed.
- Received \$275 from lot owner toward 2006 dues.

Fire/Weed Committee – Bryan Johnson

- Fire sign still reads moderate. After the first snowfall, it will be changed.

Building Advisory Committee – Greg Kemp

- Reports have been made to the board regarding trespassing on various lots. It is important to remember to get the owners permission before going on their property. This is really a law enforcement issue if the owner chooses to report it. We ask you to be considerate of others property.
- No response has been received from the owner of Lot 84 in regard to a letter sent to him requesting a site plan and timeline for improving his property by the November meeting. At the meeting in September, the owner stated that he would provide this information to the Board.. A letter will be sent requesting this information.

Activity & Grounds Committee – Ruth Bignell

- The sign at the front entrance was removed on Sat. for refurbishing. It will be replaced on Sat. Dec. 10th.
- Two Christmas wreaths placed on the poles at the front entrance were donated by Jim & Ruth Bignell.

- The CMR-HOA will hold a Christmas Get Together on Sunday, Dec. 18th at the Bignell's from 7:00-9:00pm. A flyer will be sent.

Covenant Committee – Jim Bignell

- An amendment to the Covenants is being made to add a definition for the word “lot”. This was left out on the original covenants. A motion was made to send it out to the membership, seconded and passed.

Road Committee – Gary Brodhagen

- A contract for snow removal by Dale Murphy to clear the subdivision main roads was presented. The cost will be \$600 per removal. Motion made, seconded and passed to accept this contract. Dale will be available to members for their private driveways. You can call him at: Cel#970-739-0061 or Office:970-882-2405 to make arrangements for your property. We have no information on the charge for this service.
- An erosion problem on 36.7 was fixed. A thank you to Cindy Swan, Jackie McNeill and Terry and Michelle Michaels for their donation of rock to fill in the holes. A culvert was fixed and gravel was put on this road as well.

Nomination Committee – Ruth Bignell

- I was very disappointed that after asking for volunteers at the Oct. meeting only one stepped forward to help on this important committee.
- The Annual Meeting will be on Saturday, January 14, 2006 at the San Juan Basin Technical College from 3:00 – 5:00 p.m.
- The nominees for the 2006 Board are: Jim Bignell, Gary Brodhagen, Eric Gray, Nova Hankins, Bryan Johnson, Greg Kemp, John Lyren and Chris Schaufele. Please check the back of your ballot. Each nominee has prepared a statement.
- Voting ballot will be sent by Dec. 5, 2005 via mail along with dues notice, annual meeting notice, vendor survey, self addressed envelope and the amendment to the covenants. **If you are mailing back, please have them here no later than Jan. 3, 2006.** We cannot count them if late. Remember, the mail is slow. You may also bring to the meeting. **PLEASE EXERCISE YOUR RIGHT TO VOTE.**

Old Business

- The liability insurance rate has been increased by \$513. Insurance companies across the board have reevaluated the rates for HOA's. We will research this in the next fiscal year to see if a lower rate can be had. A motion was made, seconded and passed to pay this addition fee.
- Our lawsuit is still in progress. The lawyers handling the litigation for the HOA were hear on Nov. 16-18, 2005 to interview those that were involved with this issue. Disclosures will be filed on Nov. 30. After that a Case Management Conference will take place which will set the timeline for this suit to proceed. The lawyers thank everyone for their participation. It was extremely helpful.

New Business

- Starting Jan. 1, 2006, the new CCIOA amendments go into effect. One of the new ones is related to holding Board meeting, executive meetings, work meetings and committee meetings. All will have to be open to all members if they chose to attend. The CMR-HOA Board will adhere to this requirement.
- There will be NO DECEMBER MEETING. We will meet again at the annual meeting on Jan. 14, 2006.

Open Discussion – There was no open discussion.

Next Meeting: January 14, 2006

Adjournment: Motion was made, seconded and passed to adjourn. Meeting was adjourned at 8:00 p.m.

Respectfully submitted:

Ruth Bignell, Secretary to the Board

CEDAR MESA RANCHES FINANCIAL REPORT

11/29/2005

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	\$1,625.00

Accounts Payable

Insurance Deductible 10/17/2005	\$1,000.00
Total	\$1,000.00

Cash on Hand **\$7,104.21**

Working Budget (2005)

Item	Budgeted amount	Spent to date
CPA/tax prep	\$200.00	\$192.00
Contingency Fund	\$0.00	\$0.00
Fire mitigation	\$0.00	\$0.00
Insurance	\$3,563.00	\$2,563.00
Office supplies	\$2,000.00	\$1,576.91
Professional and Other Fees	\$6,028.28	\$6,020.28
Road Maint/Improvements	\$52,578.75	\$49,068.03
Emergency Road Repair	\$0.00	\$0.00
Shed/mail boxes	\$0.00	\$0.00
Signs	\$416.00	\$231.69
Snow removal	\$3,250.00	\$2,200.00
Social	\$200.00	\$0.00
Web Page	\$125.00	\$95.40
Weed control	\$1,758.81	\$1,758.81
Total	\$70,119.84	\$63,706.12

Note: Revised budget includes \$ carry over from 2004.

*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.