

CEDAR MESA RANCHES HOA
BOARD OF DIRECTORS MEETING
March 29, 2005
San Juan Basin Technical College
MINUTES

In Attendance: Board Members: Jim Bignell, Gary Brodhagen, John Lyren, Sean McCall, Chris Schaufele and Bryan Johnson. **Absent:** Greg Kemp. **CMR-HOA Members:** Eleven members of the CMR subdivision were also present.

Special guest: Robert Baxstrom and Dale Murphy from Baxstrom's Company in Dolores

Meeting called to order at 6:30 pm

Approved the March 11, 2005 minutes as written.

Introduction of the new Board of Director's for 2005.

Secretary Report: Ruth Bignell

- March 11th minutes emailed to 98 members, 41 were mailed.
- Please send any changes to your name/address/phone/email to the HOA Secretary.
- The HOA record are now stored at the Bignell home on Lot 55. Records are open to all HOA members. Also included are videos that can be checked out and books donated by Torin Andrews. The BOD would like to thank him again for this donation.
- We welcome new owners on Lot 117. They are Terri & Myrle Higgins from Peoria, AZ.
- We also welcome new owners on Lot 6. They are John Wesley Gaddis and Jennifer Ebner. They are from Cortez, CO

Treasurer Report: John Lyren

- The treasurer's report was approved.
- There is currently \$12,742.87 in our account. All current bills are paid.
- There is approximately \$8,400 outstanding for 2005 Dues
- See attached report

Fire/Weed Committee Report: Bryan Johnson

- The Fire Meeting Open House originally scheduled for April has been rescheduled to May 14th from 9-11:00 am. This is part of the Southwest CO Firewise Council Ambassador Program. Susan Bryson and Cindy Swan are representing the CMR-HOA in this program. Please plan to attend.
- The CMR-HOA will continue to use Southwest Weed Control for spraying weeds.

Covenant Committee: Jim Bignell

- The Covenant Committee will set a meeting to discuss revising the covenants to make them more understandable and to clear up all the inconsistencies.
- Chris Schaufele suggested that John Cameron serve as a resource for this committee as he was involved in the original telephone conference call with members of the previous board
- Lisa Liljedahl requested to be on the committee. Jim will discuss with her after the meeting.
- Susan Bryson asked who determines the number of committee members. Jim stated that the board wanted to keep committee members to a minimum of 4 if possible.

Building Advisory Committee: Sean McCall

- The purpose of the committee is to advise and help lot owners who are planning to build and to make sure they are within the covenant rules. The committee will review the plans to make sure they are within the specified setbacks, height and fencing.

- Submission of house plans is voluntary but would be appreciated by the committee

Road Committee: Gary Brodhagen

- Gary introduced Robert Braxstrom and Dale Murphy from Braxstrom's in Dolores who gave a presentation for repair of the roads in the subdivision
- Baxstrom's report is attached
- Discussion followed. Several members expressed concern regarding Roads J.7 and 35.3, which is impassable at times, and new gravel on Road 35. The condition of the front entrance was also discussed. At present, it is full of holes and difficult to navigate due mostly to the terrible wet weather we have had. A temporary fix was discussed with no resolution.
- Gary Brodhagen made a motion to use Baxstrom's to fix the front entrance. Cindy Swan suggested we table this item until a new budget is set. After much discussion, Gary Brodhagen then made a motion to table the road decision until the next meeting, seconded by John Lyren and unanimously passed

New Business: Jim Bignell

- The Board will send a letter to local realtors notifying them that mobile or manufactured homes are not permitted in the subdivision. This came about because a local realtor mentioned that he knew some realtors that were telling potential buyers that they were allowed. Motion made by Gary Brodhagen, seconded by Sean McCall. Unanimously passed
- A non-owner whose father is a lot owner requested web access. The lot owner does not have Internet service. It was granted if the lot owner gave written permission.
- The Board of Directors will continue to hold working meetings prior to the membership meeting. The working meeting is to set the agenda for the regular meeting. Voting on agenda items will not take place at the working meeting. All items will be brought to the membership meeting and voted on at that time.
- A letter from Nick Bird regarding a statement made at the Annual Meeting in reference to the Website. Concern was stated that it was taking a long time to get passwords, etc. Nick has posed questions to the Board regarding the site. The Board will be in touch with Nick and should have some answers by the next meeting. The Board and the members present thanked Nick for his hard work. Nick does this voluntarily and has created a professional website for all to access. We hope all will take advantage of it. The following is the website: cedarmesarancheshoa.org At the moment, you need a user name and password, but we will eliminate this process. Nick's number is 533-7248 or his email is: nick@cedarmesarancheshoa.org . After some discussion, a motion was made by Sean McCall to eliminate the user and password. Seconded by Chris Schaufele, passed unanimously.
- A request was made by Torin Andrews to post his settlement with the 2004 Board on the website. Motion by Chris Schaufele, second by Bryan Johnson, unanimously passed
- A letter was sent to the new board by Torin Andrews requesting the retraction of a document that was signed by the 2004 board in regards to the owners of Lot 108. He is currently in litigation with these lot owners. The following motion was made by Jim Bignell, President of the HOA "The statement written on November 4, 2004 to the owners of Lot 108 by the 2004 Board of Directors concerning the Cedar Mesa Ranches subdivision covenant 11 does not necessarily reflect the position of the current 2005 Board of Directors. At this time, due to the ongoing litigation between lot owners 107 and 108, the Board does not feel it is proper to make any other statement on the matter until this litigation is finalized. The Board does request that the owners of lot 108 submit in writing within the next week, a statement of the approximate timeframe for the building and completion of their house on lot 108"

Discussion followed. A statement was made that the Board should be fair to everyone who may be in violation of the covenants. A question was also asked if it is possible for the Board to give a variance if needed. Jim replied that it was and that the Board would consider all requests, provided they are in writing.

Susan Bryson requested that the Board send letters to covenant violators requesting the same information the was requested from the owners of lot 108

The motion made by Jim Bignell and seconded by Gary Brodhagen passed by 4 yeah and 2 nay. A second motion made by Jim Bignell to post Torin Andrews letter on website was seconded by Gary Brodhagen, passed unanimously.

- Jim Bignell requested that concerns or complaints be submitted in writing to the Board. They may also be brought up to the Board at the open session of the Board Meeting. The Board will not address remarks not put in writing.

DUES: The Board discussed increasing the dues because of the poor condition of the roads in the subdivision. The report by Baxtrom's reinforced what we already knew. Discussion followed regarding the amount of dues based on the road report. It was agreed to increase the dues to \$450 per year for the next 3 years and then reassess our position, which could conceivably lower or raise the dues. The dues will be in force for this calendar year and will be due by June 1, 2005. For those that have paid their current dues, the balance will be \$275. For those who have not, the full amount of \$450 will be due by June 1st. If anyone has a hardship, please notify the Board in writing for different arrangements. A motion was made by Gary Brodhagen to raise dues to \$450 and to send out a letter of justification along with a proxy to vote on the proposed change. It was seconded by Chris Schaufele and unanimously passed. This will be put to a vote by the full membership at the next membership meeting. It requires a majority vote to pass.

- A summary sheet of surrounding subdivisions will be sent with the letter of justification and proxy. As you will see several are considerably higher than Cedar Mesa.

Budget:

- The Board has changed the Annual Meeting to the 2nd Saturday of January. This will enable the Board the use of all monetary resources at the beginning of the year. Dues will became due at the Annual Meeting in January instead of March. Motion made by Sean McCall, seconded by John Lyren, unanimously passed.

Open Discussion:

- Cindy Swan suggested that the subdivision would look nicer if everyone took in his or her garbage cans from the road.
- Lisa Liljedahl thanked the Board for working so hard to get the job done.

Bryan Johnson made a motion to adjourn meeting at 8:07 pm. Gary Brodhagen seconded the motion. Unanimously passed. **Next meeting will be Tuesday, April 26th at 6:30 pm**

Respectfully submitted:

Ruth E. Bignell
Secretary to the Board

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Cedar Mesa Ranches Financial Report to BOD
March 29, 2005

Accounts Receivable

2001 Dues	\$150.00
2003 Dues	\$200.00
2004 Dues	\$300.00
2005 Dues	\$8,400.00
Road assessment	\$1,000.00
Total	\$10,050.00

Accounts Payable

Total	\$0.00
Total	\$0.00

Cash on Hand \$12,742.87

Working Budget (2005)

Item	Budgeted amount	Spent to date
CPA/tax prep	\$0.00	\$192.00
Fees	\$0.00	\$136.40
Fire mitigation	\$0.00	\$0.00
Insurance	\$0.00	\$1,300.00
Office supplies	\$0.00	\$194.56
Professional Fees	\$0.00	\$4,884.98
Road Maintenance	\$0.00	\$1,785.03
Shed/mail boxes	\$0.00	\$0.00
Signs	\$0.00	\$0.00
Snow removal	\$0.00	\$2,200.00
Social	\$0.00	\$0.00
Web Page	\$0.00	\$0.00
Weed control	\$0.00	\$0.00
Total	\$0.00	\$10,692.97

BAXSTROM'S

Dale W. Murphy & Robert L. Baxstrom
18875 Road 25.3
Dolores, CO 81323
970 739-0061 (Dale's Cell)
970 882-2405 (Office)

Proposal for Cedar Mesa Ranches Home Owner's Association Mancos, CO 81328

This proposal is for cleaning barrow ditches, shaping road, cleaning and adding culverts where necessary, adding 6 inches of 3" road base 16' wide.

Road J.7 – approximately 6,600 feet \$6.00 per foot =
Price includes 2 new culverts on hill, cleaning of 5 existing culverts, and gravel as stated above. \$39,600

If existing road contains additional footage, price will be adjusted accordingly

Road 35.3 – approximately 2,600 feet \$5.75 per foot =
Price includes 1 new culvert and gravel as stated above \$14,950

If existing road contains additional footage, price will be adjusted accordingly

Road 36.7 – approximately 6,500 feet \$6.00 per foot =
Price includes 2 new culverts, cleaning of 5 existing culverts, and gravel as stated above \$39,000

If existing road contains additional footage, price will be adjusted accordingly

Road 35 – entrance to subdivision
Raise grade, 2 feet at the highest point, for approximately 150', to improve drainage,
install 3" road base and top with ¾" gravel

\$4,203.00

Due to the recent price increases of gravel and fuel, this proposal is good for 30 days

Total - \$ 97,753.00