

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

June 28, 2005

San Juan Basin Technical College

MINUTES

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

Meeting called to order at 7:00 p.m.

Approval of April 26, 2005 minutes. Motion made, seconded, passed.

Secretary Report: Ruth Bignell

- Reminder email sent re: Additional dues increase which were due June 1, 2005.
- Lot 76 sold to Don & Sue Macklin – Bayfield
- Lot 71 sold to Paul & Cynthia Ruatti-Anaheim, CA
- Lot 16 sold to Michael & Georgia Chermak-Mancos
- Lot 68 sold to Kevin & Jeanene Bartlett-Farmington
- Lot 78 sold to Jeffery Mueller-Mancos
- CMR Community BBQ-Sunday, July 3rd, 3-6 pm-Bignells
- Info for the newsletter- anyone having an interesting article or news to put in the July newsletter, please email me at: biggyr02@aol.com or mail to 10208 Road 35, Mancos, CO 81328
- New Committee: Activity & Grounds Committee- this committee evolved in order to get the community more involved. Some of the ideas suggested were: 1) a clean up day for the front entrance; 2) a garage sale and 3) a community clean up day where we would have a dumpster for a weekend to make it easy for lot owners to get rid of any unwanted items on their property. We are also looking for additional help on our committee. Anyone interested can contact me at the above information.
- New or Changes in email or address: If you have changed or added a new email or physical address, please notify me. In order to save postage, we would like to email the minutes to as many as possible. Currently, we have 39 that we send by mail.

Treasurer Report: John Lyren

- There is currently \$34,117.72 in our account.
- There is still \$19,138.00 outstanding for the additional (\$275) 2005 dues.
- Liens were filed and mailed on Lots 56 & 107 for the \$175, which was due in May 2005.
- The Board has extended the due date for the additional \$275 dues to July 22, 2005. A letter will be mailed July 5th to those that have not paid or contacted John for other arrangements. If the dues are not paid by the deadline, a lien will be placed on that property.

Fire/Weed Committee Report: Bryan Johnson

- The weeds in the subdivision have been sprayed. The committee and the board are not happy with the results. A lot of weeds were missed. The committee will look at other possibilities for doing a better job. The bill for the spraying was: \$1793.00 and the subdivision will receive a \$250 rebate.
- The Fire Prevention Meeting was held at the firehouse on Road 35. Attendance was very poor. There is a possibility it could be done again but participation would have to increase in order for this to happen. A lot of people put in a lot of time and work on this project.
- There is a fire ban on in Montezuma County

Building Advisory Committee: Sean McCall

- Anyone considering building in the subdivision is encouraged to submit his or her plans to this committee. While it is voluntary, the committee would like to check the setbacks to make sure that they conform to the covenants, help with soil information, etc. The committee is very willing to help and in no way intends to tell you how to build your home.
- The new chair of the Building Advisory Committee is Greg Kemp.
- A letter has been sent to a lot owner regarding dogs running loose, chasing wildlife and approaching other lot owners in a threatening manner. The covenants state that dogs must be on a leash or under voice command at all times. If this situation continues, we will consider other measures to correct it.
- A letter has also been sent to Jim Siscoe, the Resource Specialist at the Montezuma County Planning Dept. to investigate two occupied lots that may not have a septic system. We are still waiting for a report from Jim Siscoe.

Road Committee: Gary Brodhagen

- All roads have been bladed. The cost for blading was \$1500. The exception is J.7 as work is continuing on that road. The roads will be bladed again as soon as we get a substantial amount of rain to make it effective. J.7 has new gravel, the bar ditches have been cleaned and culverts were cleaned. The finishing top gravel will be put on next year. Ditches will be cleaned and culverts put in on the fire road. A total of \$24,350 has been spent on these two roads, which were never finished by the developer.

With the money left, all culverts on Road 35, K.3 and J.9 will be cleaned

- We have had several bids to repair the front entrance. The two bids were \$15,500 and \$18,000 respectively. At this time we are looking at having Dale fix the drainage, clean bar ditches, add gravel and grade. This would cost \$4200. Next year we would complete it and put on chip seal. This will depend on the amount of money available. By the end of the year, we will have spent \$34,000+ on the roads.
- There was a discussion on the roads and the progress being made. Everyone should be mindful that this is a 3-year project and the cost is spread out over this 3-year period. It cannot be done all at once.

Covenant Committee: Jim Bignell

- The covenant committee has held one meeting and will meet again this Thursday. The first draft has gone out to committee members not present. The committee will not drastically change the existing covenants but will try to clear up the language and contradictions. The same will be done with the bylaws.

New Business:

- A letter was received by the president from Lot owner 107 stating a possible suit against the previous board on an action discussed at the March 29, 2005 meeting.
- The board received a letter inquiring about raising alpacas for non-profit. The inquiry was in relation to the covenant stating that you may not engage in a business for profit. A reply was sent stating the current covenant.
- The board received an email regarding trespassing on private property. If a lot owner does not want anyone on his property, it is suggested that they post a no trespassing sign. We all agree that it is common courtesy to get permission before going on anyone else's property.
- Stan Wellborn has posted articles on the website bulletin board regarding rural living vs. city living. They are very interesting and we encourage everyone to check the articles out.
- Lot owners have seen horses from the riding stables in the subdivision. As long as they are on the road, there isn't much we can do about it, but, if you notice them on private property, please make a board member aware of this and we will notify the stables involved.

Open Discussion:

- A lot owner has inquired about the gate and chain across the fire road on J.8. A chain can be on the gate as long as it is not locked. There have also been questions about usage of the fire road. The fire road is not to be used as a driveway or exit road to go in and out of the subdivision. It is also the fire road lot owner's prerogative to give their permission for another lot owner to access it through their property.

Adjournment: A motion was made to adjourn. Seconded and passed. The meeting adjourned at 7:58.p.m. ***The next meeting will be: Tuesday, July 26, 2005 at 7:00 p.m.***

Respectively submitted,

Ruth E. Bignell
Secretary to the Board

Cedar Mesa Ranches Financial Report to BOD
June 27, 2005

Accounts Receivable

2001 Dues	\$150.00
2003 Dues	\$200.00
2004 Dues	\$300.00
2005 Dues	\$410.00
2005 Dues Increase	\$19,138.00
Road assessment	\$1,000.00
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Total	\$21,198.00

Accounts Payable

	\$0.00
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Total	\$0.00

Cash on Hand \$34,117.72

Working Budget (2005)

Item	Budgeted amount	Spent to date
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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	\$1,300.00
Office supplies	\$1,300.00	\$494.91
Professional and Other Fees	\$5,000.00	\$5,552.78
Road Maintenance	\$10,000.00	\$3,280.03
Road Improvements	\$32,584.00	\$3,000.00
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	\$0.00
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Total	\$62,309.00	\$16,115.12