

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

**AUGUST 29, 2006
San Juan Basin Technical College
7:00 p.m.
MINUTES**

In Attendance: Jim Bignell, Gary Brodhagen, Eric Gray, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell and Lanita McCafferty. **CMR-HOA Member:** 12 HOA members were present

Absent: Nova Hankins

Call to Order: The meeting was called to order at 7:02 p.m.

Approval of Minutes: The minutes of the July 25, 2006 meeting were approved, 2nd and passed.

Secretary Report: Ruth Bignell:

- The July minutes and the summer newsletter went out on July 27, 2006.
- Annual Report submitted to State of CO on August 14, 2006. Certificate of Good Standing received
- Read emails from 3 owners expressing their appreciation to the road committee and Fire Strike Force for a job well done and to the Board for their efforts in the litigation.

Treasurer Report: Lanita McCafferty:

- There is still a balance of \$275 for outstanding dues for 2006.
- The liens on Lot 107 were removed on August 22, 2006.
- The Board reallocated \$3,700 from various accounts into the road account. Motion was made, 2nd and passed. It will be reflected in next budget report at the next meeting.
- The current budget is included in these minutes.

Committee Reports:

Fire/Weed-Bryan Johnson

- Bryan will work on a fire evacuation plan and present to the Board.
- Since our last meeting, the fire situation has improved.
- A fire ban is still in effect.

Building Advisory-Greg Kemp

- A Neighborhood Watch sign has been installed at the front entrance.
- There are 2 lots with trailers that have been on the property for more than 9 months. The owner of Tract L was at the meeting and will report back to the Board at its next meeting with his plan for correcting this situation. A letter will be sent to the owner of Lot 114 requesting the same information.

Roads-Gary Brodhagen

- Roads 35, J.8, J.9 and K.3 will be graded. Water will be brought in and the roads will be rolled.
- A contract has been signed with Four Corners to pave the front entrance. This will be done on Sept. 9, 2006.

Activity & Grounds-Ruth Bignell

- We had 3 couples participate in mowing the front entrance.

Nomination Committee: Ruth Bignell

- This committee has been reactivated. Our annual meeting is scheduled for January 13, 2007. More info later.
- The Committee is in need of 2-3 volunteers in November to help with mailings. Call me if you are interested.
- Nominations: The committee will be soliciting nominations for the 2007 Board. If you are interested in running for the Board, please submit your name in writing and attach a brief paragraph about yourself and why you are running. Submit to the Nomination Committee either by mail or fax to 10208 Road 35, Mancos, CO 81328/fax 564-5964. More info later.

Old Business-Jim Bignell

- Fire Strike Force- No fire activity since last meeting.
- Litigation - Jim Bignell read the following statement: “ On August 21, 2006, at a hearing before Judge Buss, the CMR-HOA Board, our attorney Mike Williams, Torin Andrews and his attorneys were present. All claims presented by Mr. Andrews against the HOA were dismissed The Judge, however also ordered the CMR-HOA to remove the liens that are in place on Lot 107, which has been done as of August 22, 2006. Also, the judge found that Mr. Andrews was precluded from raising any issues as to who has the right to maintain the roads and whether Mr. Andrews has to be a member of the HOA or that we are not a CCIOA community. The Abuse of Process claim by Mr. Andrews was dropped and we dropped our Abuse of Process claim.”

When our lawyers receive the official transcript from the hearing, a letter will go out to the membership. Until then, we cannot comment further.

New Business

- One of our volunteers that sprays the roads has requested reimbursement for gas for his ATV. The Board feels this is reasonable considering the price of gas. Therefore, a motion was made, 2nd and passed to provide \$30 per year to any of the volunteers that request it.
- An anonymous letter was received addressing various issues and criticisms. Most of these issues have been addressed in past minutes. One of the issues dealt with Covenant 10, which has been addressed by Greg Kemp in his report. A motion was made, 2nd and passed to reply to the remaining issues if the letter is resubmitted with signatures. A possible covenant complaint does not have to have a signature.
- An Executive meeting will be held following the regular meeting to discuss remaining legal issues presented by our counsel.

Open Discussion – There was no questions or remarks presented.

Adjournment: A motion to adjourn was made, 2nd and passed. The meeting adjourned at 7:45 p.m.

Next Board Meeting: There will be **NO** board meeting in September. **The next meeting will be Tuesday, October 31, 2006 at 7:00 p.m.**

Respectively submitted:

Ruth Bignell,
Secretary to the Board

**Cedar Mesa Ranches Financial
2006 Budget
August 26, 2006**

<i>Accounts Receivable</i>	Owe	Accounts Paid	Balance Owed 2006
ES/ROAD ASSESSMENT	\$475.00	\$669.61	
2005 DUES	\$175.00		
2005 DUES INCREASE	\$550.00	\$320.67	
2006 DUES	\$62,275.00	\$62,141.00	
2006 DUES REFUND		-91	\$225.00
TOTAL	\$63,475.00	\$63,040.28	

<i>Accounts Payable</i>	\$53.50	Refund check to Colorado Land (Lot #90)
		Refund check to
	\$37.50	Lot #42
		"Overpayment of dues"
TOTAL	\$91.00	

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	-
2003/2005 DUES	\$990.28
2006 DUES - LIENS PAID (Interest/late fees)	\$50.17
EXPENDITURES	\$41,642.19
LOT SIGNS-Lot Owners Paid	\$230.00
LOT SIGNS-Reimbursed	-
TOTAL CASH ON HAND	\$26,488.27

WORKING BUDGET (2006)

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$195.00	\$5.00
Contingency Fund	\$2,000.00	\$822.45	\$1,177.55
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$2,649.00	\$1,351.00
Office Supplies	\$2,000.00	\$644.93	\$1,355.07
Professional & Other Fees	\$2,500.00	\$36.00	\$2,464.00
Road Maint/Improvements	\$52,132.40	\$33,607.00	\$18,525.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$201.71	\$298.29
Snow Removal	\$2,000.00	\$2,300.00	(\$300.00)
Social	\$200.00	\$14.00	\$186.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,800.00	\$1,076.70	\$723.30
TOTAL	\$67,557.40	\$41,642.19	\$25,915.21

