

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

JULY 25, 2006

San Juan Basin Technical College

7:00 p.m.

MINUTES

In Attendance: Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell and Lanita McCafferty. **CMR-HOA Member:** 3 HOA members were present

Absent: Eric Gray and Nova Hankins

Call to Order: The meeting was called to order at 7:03 p.m.

Approval of Minutes: The minutes of the June 27, 2006 meeting were approved, 2nd and passed.

Secretary Report: Ruth Bignell:

- The June minutes went out on June 28, 2006.
- Lot 41 sold to Alan & Glenda Whalon of Cortez.
- Read a note from owners of Lot 75 expressing their appreciation to the road and weed committees for a job well done.
- Letter was sent to Lot 3. Greg will address this issue.
- The summer newsletter will go out with these minutes.

Treasurer Report: Lanita McCafferty:

- There is still a balance of \$675 for outstanding dues for 2006.
- The current budget is included in these minutes.

Committee Reports:

Fire/Weed-Bryan Johnson

- The spray tanks have been purchased and installed on HOA members ATV's. These will be used for both spraying and for water to fight fires. The 5 volunteers are: Jim Bignell, Gary Brodhagen, Bryan Johnson, John Lyren and Chuck Wiesel. They have already been put to good use as we have had several fires this past month.
- Bryan will work on a fire evacuation plan and present to the Board.

Building Advisory-Greg Kemp

- Greg commended all members who put forth the effort to see that their lot/tract had ID numbers. We achieved 100% compliance on this project.
- A letter was sent to the owners of Lot 3 asking for a building update, as they were close to the deadline for completion. The owner of Lot 3 attended the meeting and presented a project update and indicated that it should be completed in a month.
- Lot 48 has presented a site plan and has had the septic system approved.
- Lot 84 still has a covenant violation. Jim Bignell met with the contractor and was assured that all work will be done by Sept. 2006
- In order to help curb the speeding problem, a "Community Watch" sign will be placed at the front entrance. Motion was made, 2nd and approved to purchase this sign for \$50. This continues to be a problem but we keep trying to help the problem.

Roads-Gary Brodhagen

- Road 35 was graded and rolled after storms in mid-June.
- After many attempts to get a company to complete the front entrance, a contract has been signed with Four Corners. The road will have 3" asphalt, the holes will be repaired and the sidepiece at the very front will be paved also. We should know within a week when they will be able to start the project. The cost is approximately \$14,000.

Activity & Grounds-Ruth Bignell

- The BBQ was a success. We had 36 members and families attend. We had several members that live in other states attend and it was great to meet them. The day was not without its drama. One of the worst hailstorms arrived with fierce lightning, rain & wind. It also created 3 fires, which sent our fire team off to work. Despite all this, it was a great get together.
- Since we are getting our front entrance done, I have scheduled a workday on August 27th. We need members with a lawn mower or weed eater. With all this rain, the grass is pretty high and we are just going to mow it so it looks really nice.

Old Business-Jim Bignell

- Depositions were taken on June 29 and 30, 2006. Both Mr. Andrews and Jim Bignell were deposed at the Court House in Cortez. The Board through our lawyers presented an offer of settlement to Mr. Andrews and it was rejected. At this time, the court date is still set for August 21, 2006 in Cortez. The Board will go into an Executive session following this meeting to discuss the current offer presented by Mr. Andrews.
- In April, concerns were brought to the Board regarding the payment of annual dues. It was felt by those that had paid at least half (\$225) or all of their dues on time that it was not fair to them that some members did not pay anything at the annual meeting in January. The Bylaws require that all members pay at least one-half (\$225) at the annual meeting. Last year, some dues were not paid until June. The Board is required to enforce the Bylaws. Starting in January 2007 on lots/tracts that do not adhere to this Bylaws requirement, a lien will be placed on the property that has not paid one-half of their dues
- Fire Strike Force-We had 7 lightning strikes in June and early July. Members of the HOA and fire dept put out these fires. The Strike Force was ready to go in mid-July and has been busy ever since. We had a fire on 35.3 that almost got away from the team. The fire dept. called in helicopters to drop water. The fact that it burned a large area was partially due to the fact that the property had not been mitigated. The fire relit the next day and the strike force and fire dept. responded. On July 23rd, we had 3 fires during the hail/rain storm.
- Jim discussed the procedure for this Fire Strike Force Team. The list is broken into 4 parts, spotters, coordinators, fire fighters and fire fighters with ATV's. Although we have a list of spotters, we emphasize that all HOA members be on the lookout for fires. Most of our designated spotters are on the ridges where the view is great in all directions. If you see a fire, (1) call the fire dept with its location, (2) notify the coordinator starting at the top of the list, if you cannot reach the first one, continue down the list until you get someone. The coordinator will send out the fire fighters and coordinate communications with the team. The Coordinator List is at the end of these minutes. Please keep it handy during our fire season.

New Business- There was no new business.

Open Discussion

- A report was read regarding purchasing a fire lightning system report that would tell you where the lightning strikes are in the subdivision. While this may be very informational, board members felt it would not do us much good since it would be after the fact. The cost per report is \$95. We will check to see if it is available for free from another agency that uses it.

Adjournment: A motion to adjourn was made, 2nd and passed. The meeting adjourned at 7:50 p.m.

Next Board Meeting: Tuesday, August 29, 2006 at 7:00 p.m.

Respectively submitted:

Ruth Bignell,
Secretary to the Board

<i>CMR FIRE STRIKE FORCE COORDINATORS</i>
(1) Ruth Bignell-564-5964 Cel# 941-224-1746
(2) Lanita McCafferty-565-1462, Cel# 602-319-3043
(3) Lisa Liljedahl-565-6201, Cel# 759-1145
(4) Nancy Schaufele-565-8385, Cel# 560-1950
(5) Cheryl Brodhagen-565-4609, Cel# 739-4598
(6) Susan Bryson-565-6201, Cel# 749-6201

**CEDAR MESA RANCHES FINANCIAL
2006 BUDGET
JULY 25, 2006**

<i>Accounts Receivable</i>	Owe	Accounts Paid	Balance Owed 2006
2003 DUES/ROAD ASSESSMENT	\$475.00	\$669.61	
2005 DUES	\$175.00		
2005 DUES INCREASE	\$550.00	\$320.67	
2006 DUES	\$62,725.00	\$62,141.00	
2006 DUES REFUND		-91	\$675.00
TOTAL	\$63,450.00	\$63,040.28	

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

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$62,141.00
2006 DUES REFUND	\$91.00
2003/2005 DUES	\$990.28
2006 DUES - LIENS PAID (Interest/late fees)	\$50.17
EXPENDITURES	\$40,147.26
LOT SIGNS-Lot Owners Paid	\$120.00
LOT SIGNS-Reimbursed	\$100.00
TOTAL CASH ON HAND	\$27,873.20

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	\$1,400.00	\$2,600.00
Office Supplies	\$2,000.00	\$569.61	\$1,430.39
Professional & Other Fees	\$2,500.00	\$30.00	\$2,470.00
Road Maint/Improvements	\$52,132.40	\$33,607.00	\$18,525.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$78.61	\$421.39
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	\$1,035.19	\$764.81
TOTAL	\$67,557.40	\$40,147.26	\$27,410.14