

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

*November 28, 2006
San Juan Basin Technical College
7:00 p.m.
MINUTES*

Present: Jim Bignell, Gary Brodhagen, Nova Hankins, Greg Kemp and Ruth Bignell

Absent: Eric Gray, Bryan Johnson, Chris Schaufele and Lanita McCafferty. **CMR-HOA Member:** 1 HOA member was present.

Call to Order: The meeting was called to order at 7:01 p.m.

Approval of Minutes: The minutes of the October 31, 2006 meeting were approved, 2nd and passed.

Secretary Report: Ruth Bignell:

- The October minutes went out on November 2, 2006.
- No property sales this month. Several are in the process
- A thank you letter has been sent to the Technical College for the use of their facility.

Treasurer Report: Ruth Bignell for Lanita McCafferty:

- There is still a balance of \$225 for outstanding dues for 2006 and a lien remains in effect.
- A bill for the 2007 HOA dues will go out with the ballot on Dec. 5th. A reminder, the minimum of \$225 of the \$450 dues is due by or at the Annual Meeting. Please see invoice for further information.
- The current budget is included in these minutes.

Committee Reports:

Fire/Weed – Jim Bignell

- The fire sign at the front entrance has been changed to “moderate”

Building Advisory-Greg Kemp

- At the last meeting, 2 inquiries had been made regarding possible covenant violations on Lots 17 and 44. Letters will be sent to the property owners asking for information in regard to these complaints. A motion was made, 2nd and passed to send these letters.
- An inquiry has been made regarding the term “low sodium lighting” The term sodium is for all sodium lights. “Low” refers to the production of light on the low end of the visible spectrum, i.e. red light. which is a characteristic of low sodium lighting.

Roads-Gary Brodhagen

- Due to the deterioration on a section of Road 35, the Board had to consider having it repaired and delay the payment until January 2007. We were able to make this repair because Dale Murphy agreed to bill us in January. While we do have the funds to cover the cost, we also have to retain funds for snow removal for the remainder of the year. It was agreed to proceed with the repair of the road. Four loads of gravel, water and a roller were brought in and the repair was completed. Now that it is fixed, we have noticed an increase in driving speed. Please slow down in order to keep our road in good condition.

Activity & Grounds-Ruth Bignell

- The Christmas sign on the front entrance was donated by Jim & Ruth Bignell.
- The HOA Christmas Party will be held on Sunday, December 17th from 7-9 pm at the Bignell's. A flyer is included with these minutes. Once again, as it was last year, the Christmas Party will be paid for by members of the Activities & Grounds Committee

Nomination Committee: Ruth Bignell

- Ballots will go out on Dec. 5, 2006. For your information, several other notices are included in the Ballot packet. The voting process remains the same: Votes will be returned to the Secretary and remain unopened until the Annual Meeting. At that time, 2 members who not candidates or spouses of candidates will open and count the ballots. As we did last year, votes will be tallied by computer.
- Nominations: The Board consists of 7 members. This year, only 6 members volunteered to become a nominee. The Bylaws state that the Board can appoint a member to a vacant position if they agree to serve. After the election, the Board will try to fill this position. The nominees for the 2007 Board are: Jim Bignell, Gary Brodhagen, Nova Hankins, Greg Kaylor, Greg Kemp and Lisa Liljedahl.

New Business:

- **Concrete Trucks:** We have noticed several road ditches in the subdivision where concrete trucks have cleaned out their trucks. If you are in the process of having concrete poured or will be having it poured, please notify the drivers not to clean out in our ditches. This presents a problem when we have running water.
- **Drainage:** If you are installing culverts along the main roads, please install 18" or larger metal culverts. Anything smaller will not be able to handle enough water and will plug up much quicker.
- There will be NO December meeting.

Open Discussion:

- There was no discussion.

Adjournment: A motion to adjourn was made, 2nd and passed. The meeting adjourned at 7:26 p.m.

Next Board Meeting: *The next meeting will be the Annual Meeting on Saturday, January 13, 2007 at the San Juan Basin Technical College from 3:00 – 5:00 p.m.*

Respectfully submitted:

Ruth Bignell, Secretary to the Board
CMR-HOA

CMR-HOA BUDGET

NOV. 28, 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	\$62,275.00	\$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)
	\$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	\$62,431.76
LOT SIGNS-Lot Owners Paid	\$255.00
LOT SIGNS-Reimbursed	- \$100.00
TOTAL CASH ON HAND	\$5,723.70

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	\$1,200.00	\$818.32	\$381.68
Professional & Other Fees	\$700.00	\$36.00	\$664.00
Road Maint/Improvements	\$55,432.40	\$54,152.00	\$1,280.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$250.00	\$201.71	\$48.29
Snow Removal	\$2,300.00	\$2,300.00	\$0.00
Social	\$50.00	\$14.00	\$36.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,200.00	\$1,147.88	\$52.12
TOTAL	\$67,557.40	\$62,431.76	\$5,125.64



CMR-HOA CHRISTMAS GATHERING



Come share the holiday with your neighbors at the
HOA - WINE & CHEESE PARTY



Sunday, December 17th

7:00 - 9:00 p.m.

At: Bignells - Lot 55



Please bring a small hot or cold cheese hors d'oeuvre to share

RSVP - RUTH - 564-5964 or to biggyr02@aol.com by Dec. 13th

Sponsored by the Activity & Grounds Committee