

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

*October 31, 2006  
San Juan Basin Technical College  
7:00 p.m.  
MINUTES*

**In Attendance:** Jim Bignell, Gary Brodhagen, Eric Gray, Greg Kemp, Ruth Bignell and Lanita McCafferty.

**Absent:** Nova Hankins, Bryan Johnson, Chris Schaufele. **CMR-HOA Member:** 8 HOA members were present.

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

**Approval of Minutes:** The minutes of the August 29, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell:**

- The August minutes went out on August 30, 2006.
- Court Case Summary went out on October 19, 2006
- HOA Liability Insurance has been renewed. Premium of \$1249 has been paid.

**Treasurer Report: Lanita McCafferty:**

- There is still a balance of \$225 for outstanding dues for 2006 and a lien remains in effect.
- The current budget is included in these minutes.

**Committee Reports:**

**Fire/Weed-Jim Bignell**

- The fire sign at the front entrance will be changed to “moderate”

**Building Advisory-Greg Kemp**

- Lots 3, 114 and Tract L are now in compliance with requests made by the HOA Board at the last meeting. The Board appreciates the cooperation we have received from the owners of these lots/tract.
- There have been 2 possible covenant inquiries made that will be checked out and reported on at the next meeting.

**Roads-Gary Brodhagen**

- All roads were graded and rolled in September.
- The front entrance is finally completed and all holes were filled.
- In an effort to make the roads safer, a total of 45 reflectors were installed throughout the subdivision by Jim Bignell and myself.

**Activity & Grounds-Ruth Bignell**

- No activity since last meeting.
- The HOA Christmas Party will be held on Sunday, December 17<sup>th</sup>. A flyer will go out with the minutes of the next meeting.

**Nomination Committee: Ruth Bignell**

- Nominations: The committee is requesting that anyone interested in running for a position on the 2007 Board to please submit their name in writing to Ruth Bignell by November 22, 2006. Also include a brief statement about yourself and why you are running. You can submit the information by mail, email or fax. **Mail:** 10208 Road 35, Mancos, CO 81328, **Email:** [biggyr02@aol.com](mailto:biggyr02@aol.com) **Fax:** 970-564-1099

## Old Business-Jim Bignell

- All covenant violations listed on the lien on Lot 84 are now in compliance. A motion was made, 2<sup>nd</sup> and passed to remove the current lien on this property.

**New Business:** We have had several complaints on various issues. The following were addressed:

- **Dogs:** There seems to be a lot of dogs running loose in the subdivision. This is allowed if the owner is in voice control of the animals. Mostly, they are not. If you have a problem with a neighbor's dog, please talk to that person to solve the problem.

**Low Sodium Lighting:** Complaints have been received regarding bright outside lights on structures especially on the mesa tops. The Covenants state that low sodium lighting is to be used.

**Slash:** When clearing property, please put your slash in small piles. It makes it easier to burn and control the flames. Large piles could cause a fire hazard. Placing slash piles on steep hills is also a fire hazard and should not be done.

**Guest House:** For those of you that plan to build or already have a guesthouse, please remember that the Covenants state that it cannot be used for a permanent residence or as a rental.

- Lot 107: Shortly after the court case involving the owner of this lot, a derogatory sign was placed on the gate of this property. The Board does not know who placed it there but urges everyone to refrain from this type of action in the future.

## Open Discussion:

- There was some discussion regarding the condition of the roads, namely the potholes that exist. These potholes are in the sub-base and until we can accumulate more money, we cannot fix them at this time. Next year, Road 35 is slated to have a major overhaul, which should eliminate this problem. A suggestion was made that we put more money in an interest bearing account to chip seal the roads in the future, but at this time we do not have the resources to do this. We do put a large amount of money in our road budget and are trying to increase our contingency fund.

**Adjournment:** A motion to adjourn was made, 2<sup>nd</sup> and passed. The meeting adjourned at 7:35 p.m.

**Next Board Meeting:** The next meeting will be Tuesday, November 28, 2006 at 7:00 p.m.



The Board celebrated Halloween with a visit from the Witches of the Cedar Mesa HOA Board. Aren't they cute?

Respectively submitted:

Ruth Bignell  
Secretary to the Board

Cedar Mesa Ranches  
 2006 Budget  
 10-31-2006

<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
<b>TOTAL</b>	<b>\$63,475.00</b>	<b>\$63,040.28</b>	

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

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	\$62,383.02
LOT SIGNS-Lot Owners Paid	\$255.00
LOT SIGNS-Reimbursed	- \$100.00
<b>TOTAL CASH ON HAND</b>	<b>\$5,772.44</b>

**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	\$769.58	\$430.42
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
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$62,383.02</b>	<b>\$5,174.38</b>