

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS ANNUAL MEETING

***January 14, 2006
San Juan Basin Technical College
MINUTES***

Present: Jim Bignell, Gary Brodhagen, Bryan Johnson & Chris Schaufele and 25 HOA members.

Absent: Greg Kemp, John Lyren & Sean McCall

Meeting called to order at 3:06 p.m.

Introduction of Board Members: The current board members were introduced by President Jim Bignell.

Approval of Minutes: The minutes of the November 29, 2005 meeting were approved, 2nd and passed.

President's Remarks: Jim Bignell

- Jim asked members to turn in their dues & ballots to the sign-in desk.
- John Lyren, 2005 Treasurer resigned his position on Dec. 13, 2005.
- We have had several complaints about dogs running loose and bothering other livestock in the subdivision on J.7, J.9 and Road 35. The covenants require dogs to be under voice command or on a leash.
- Litigation: The Board has been notified that a case management conference has taken place and a trial date of August 21, 2006 has been set.
- Jim thanked the Board for all their hard work and the members for their support throughout the year.

President's Year End Report:

- The BOD changed the Annual Meeting date to the 2nd Saturday in January at the March meeting.
- Dues were increased in April from \$175 to \$450 in order to help maintain the roads.
- The Covenants and Bylaws were revised and passed in November 2005.
- The BOD acquired liability insurance.

Secretary's Report: Ruth Bignell

- Minutes, ballot, annual meeting notice, dues notice, covenant amendment ballot and survey went out on Dec. 5, 2005 via email and mail.
- Lot 67 sold to Peter & Elizabeth Eschallier of Cortez, CO
- Lot 21 sold to Bruce & Charlene Short of Monte Vista, CO
- Lot 92 sold to Terry & Charlotte Neisinger of Tempe, AZ
- Lot 80 sold to Manuel & Sharmalee Anzar of Surprise, AZ
- Please update your address, email, phone, etc. If you have an email, please let me know as we are trying to cut down the cost of our mailings.
- The winter newsletter will go out with the minutes. Thank you Nancy Schaufele for taking on this project for the past few years.
- **Thank you:** Thanks to Bryan Johnson for supplying coffee for the meeting.
Thanks to Cheryl Brodhagen for manning the sign-in desk.
Thanks to Lanita McCaffery, Charlotte Neisinger and Janice Johnson for counting the ballots, amendments and the survey.
Thank you to Lisa, Susan, Nancy, Cheryl and Lanita for helping stuff envelopes for mailing.
A big thank you to Gary & Cheryl Brodhagen for being there to help every time I needed it. They never let me down.
Most of all, I want to thank all the members that supported this board throughout the year. It was very much appreciated.

Treasurer's Report: Ruth Bignell for John Lyren

- The bank balance as of Jan. 13, 2006 is \$4,832.40, which will carry over to the 2006 board. All bills are paid as of this date.
- 2006 dues collected: \$14,675.00 (not counting those paid today)
- The procedure for paying dues: All (\$450) or ½ (\$225) was due at the meeting, the remainder (\$225) within 90 days. All dues not paid by April 14, 2006 will have a lien put on the property.
- A tentative budget was presented and is attached. This budget will be finalized at the Feb. meeting.
- Liens have been put on Lots 90 & 107 for non-payment of 2005 dues.

Committee Year End Reports:

Fire/Weed: Bryan Johnson

- The Fire Committee held and Fire Prevention Meeting in May. It was not well attended. We may or may not have it again this year.
- The subdivision is very dry and everyone should be very careful when burning. It is suggested that you notify the Sheriff Dept. if you intend to do a controlled burn.
- We paid \$1800 last year for spraying weeds. We also experimented doing it ourselves by renting a bush hog to mow down the weeds. Because of the cost, we may do it ourselves this year. The state requires that we keep noxious weeds clear on the side of the roads. This can be accomplished by mowing once in the spring and in fall.

Building Advisory Committee- Ruth Bignell for Greg Kemp

- At the April 2005 BOD meeting a proposal for investigating alleged covenant violations was enacted. Three letters were sent to property owners regarding alleged violations. Only one property owner has failed to address the concerns of the BOD and a covenant lien has been placed on his property pending resolution of the issues of concern.
- Signs were purchased and installed on the emergency fire access road (through Tract K) in an effort to eliminate the unauthorized use of this road.
- One property owner has consulted with the Building Advisory Committee in the past year prior to making improvements to his property. Hopefully, this means that the restrictive covenants are clearly understood and are being adhered to by all property owners.

Covenant Committee – Jim Bignell

- The Committee worked for several months on revising the covenants and bylaws. They were passed in November 2005.
- Copies of the covenants and bylaws were sent to 24 realtors and title companies.
- Letters were also sent to realtors regarding the ruling on mobile and manufactured homes.
- Thank you to Lisa, Chris, and Gary for serving on this committee.

Road Committee – Gary Brodhagen

- **3/1**-Bladed 35.3, added gravel. **5/4**-Bladed 35, 35.4,35.6,36.7, J.8, J.9, K.1 and K.3. **5/10**-Bladed & reshaped 35.3, added a culvert because of heavy rain.
- **6/29**-Cleaned culverts and ditches on J.7. Also added gravel to finish half of the road. Added gravel to bottom half where needed. Corrected all drainage problems.
- **7/5**- Cleaned all ditches and culverts and reshaped BLM road for drainage.
- **8/3**-Cleaned all ditches & culverts on Road 35 entrance to Hwy. 160. Also K.3 to J.9. Bladed roads using water truck to wet down.
- **9/1**-Removed old chip seal (160') at front entrance. Bladed and add gravel.
- **10/3**-Bladed Road 35 hill only. Cleaned out ditches and culverts on 35.6. Repaired washout at Mudd Creek. Finished entrance with gravel. **10/14**-Finished Road 35.3 with gravel. **11/14**-Bladed Road 35 & J.8. Brought in large rock to fix Mudd Creek. Added gravel on 35.6. **Total cost of roads: \$49,919.87**

Activity & Grounds Committee – Ruth Bignell

- 35 members attended the CMR-HOA July barbeque on July 3rd at the Bignell's.
- The spring newsletter went out in July.
- We cleaned up the front entrance in October. Thanks to the 8 members that helped.
- Refurbished the sign at the front entrance. You can now clearly read the subdivision name.
- Decorated the front entrance for Christmas.
- 30 members attended a CMR-HOA Christmas party at the Bignell's.
- The goals for the next year are to finish the clean up the front entrance all the way to the mailboxes. We would also like to have a dumpster put at the front entrance for a weekend so we can get rid of any excess junk we may have. We also would like to enhance the front entrance. There are no specific plans at this time.

Open Discussion:

- Question regarding survey results: Greg Kemp will assess the results and make a report at Feb. meeting.
- Question asked regarding burning: Everyone should be careful about burning slash. The Sheriff's department should be notified if you plan a controlled burn. Water should be used to put out your fire before you leave your property.
- Fire Sign: Cortez has changed the fire sign to VERY HIGH. We will change our to reflect it.
- Secret Ballots: Inquiry regarding the continued practice of having secret ballots. A new law through CCIOA states that HOA's must have secret ballots for any election. This HOA started this with the BOD election process.
- Question regarding location of BLM Fire road. It is at the bottom of J.7 @ tract K. We are required to maintain this road. The other fire road is @ Lot 71 up to J.8. These are emergency roads only.
- Speeding on roads: Members expressed the problem of speeding on subdivision roads. Many of the speeders are construction workers and some are HOA members. Please remember that this makes our roads worse. The BOD also suggests that you speak to anyone working on your property regarding this problem or stop anyone you see speeding and speak with him or her regarding this problem.
- We have had outside people in the subdivision taking cut wood from private property and they are also cutting live trees on the BLM land. Most of the theft has been in remote areas. There has also been a robbery at one of the home sites. Several thousands of dollars in equipment was stolen from a house being constructed. The BOD requests that you be mindful of strange persons or vehicles in the area and question them if necessary. It would also be helpful to get their license number.
- Trash Survey: A suggestion was made to have locked trash bins scattered throughout the subdivision. This is a new concept in our survey and will be considered along with other suggestions.
- Pro-rated dues: A question was asked about the dues being prorated because we shortened the year by changing the annual meeting date. When the dues increase was voted on by the membership, it was from the March date to the January date. There was no mention of prorating when this change was voted on.
- An inquiry on the use of magchloride. The BOD has addressed this issue before, as there are pros & cons to this issue. One of the problems is that when it gets wet it is very slippery. We continue to investigate ways to keep the dust down.
- Gary Brodhagen made some remarks regarding the BOD meetings. First, the BOD urges everyone that can to attend the board meetings. Secondly, if you have any complaints, please bring them to the board or to the committee chair. We cannot solve problems if we don't know about them.

Covenant Amendment Voting results: The amendment to the covenants to add the word TRACT was not passed. We needed 93 votes to pass this amendment. The results are: 58-YES, 1-NO.

2006 Board of Directors Voting results: The results for the 2006 Board of Directors are:

Jim Bignell	68
Gary Brodhagen	60
Eric Gray	70
Nova Hankins	57
Bryan Johnson	72
Greg Kemp	64
John Lyren	34
Chris Schaufele	63
David Nigteagle	1
Susan Bryson	2
Lisa Liljedahl	2
Greg Kaylor	1

Due to the withdrawal of John Lyren from the election, the remaining top 7 nominees will serve on the 2006 Board of Directors.

Motion to Adjourn: The meeting was adjourned at 4:40 p.m.

Next Meeting: The next meeting will be Tuesday, February 28, 2006 at 7pm at San Juan Technical College.

Respectfully submitted:

Ruth E. Bignell
Secretary to the Board

NOTE: The Bylaws require that the new board hold an organizational meeting immediately following the annual meeting. The following were elected: Jim Bignell, President and Gary Brodhagen, Vice President. Lanita McCafferty was appointed Treasurer and Ruth Bignell, Secretary to the Board.