

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

*April 25, 2006  
San Juan Basin Technical College  
MINUTES*

**In Attendance:** Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, Chris Schaufele, Ruth Bignell, and Lanita McCafferty. **CMRHOA Members:** 7 HOA members were present.

**Absent:** Nova Hankins, Eric Gray – The Board congratulated Eric & Erin on the birth of their son Ethan Forest born this past weekend.

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

**Approval of Minutes:** The minutes of the February 28, 2006 meeting were approved, 2<sup>nd</sup> and passed.

**Secretary Report: Ruth Bignell**

- Minutes went out on April 1, 2006.
- Lot 15 sold to Stephen & Kelly Rinaldi

**Treasurer Report: Lanita McCafferty**

- The total of outstanding dues is \$5,762.50
- Liens were to be filed on April 17, 2006 but due to an oversight, we neglected to notify those delinquents by certified letter. Our bylaws state we must notify them 15 days prior to filing a lien. That has been corrected and 18 certified notices were sent on Monday, April 24, 2006 to those lot/tract owners. They have until May 15, 2006 to remit their dues. Liens will be filed on May 16, 2006.

Make checks payable to: Cedar Mesa Ranches HOA (include your lot #) and send to:

Lanita McCafferty  
10700 Road 35  
Mancos, CO 81328

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- Bryan will be mowing weeds along the roads early in May.

**Building Advisory-Greg Kemp**

- A letter/email has been sent to 23 lot/tract owners who did not have their property identified by either a lot number or address. The covenants state that each homeowner is responsible for this identification. Since we are coming into our fire season, it is important that in case of an emergency, official vehicles are able to identify the proper lot. Of the 23, 9 have put up ID signs, 4 have asked that we place ID signs on their property and 10 have not responded at all. This is an important issue and hope all will do so. The deadline is June 1, 2006
- A letter/email was also sent to 78 lot/tract owners that do not have a residence on their property. This included general information about site prep and setbacks.
- A motion was made, 2<sup>nd</sup> and passed to send a letter to the owner of Lot 48 asking for an update on the progress being made on the improvements to his property.

### **Road Committee: Gary Brodhagen**

- The Road Committee held a meeting and compiled a list of road improvements/maintenance that need to be done over approximately the next 3 years. The following list is not prioritized:
  - 1) Chip seal 160-170 ft at front entrance.
  - 2) Finish gravel on Rd. J.7, 35.3 and 36.7.
  - 3) New gravel on Rd. 35 (entrance to end, using roller & water truck, add culverts as needed).
  - 4) Clean ditches & culverts on Rd. J.8, K.1, K.3 and J.6.
  - 5) Blade roads J.8, K.3, K.1, J.9 and J.6.
  - 6) Buy & install reflectors on J.7, hill on Rd. 35 and Grand Canyon on 36.7.
  - 7) Check erosion on Mud Creek.
  - 8) Check erosion on Rd. 35.
  - 9) Guard rails needed on J.7, hill on Rd. 35 and Grand Canyon on 36.7.
  - 10) Continue to put in new chip seal at the entrance about 150ft at a time.
  - 11) Check on cementing or chip seal around mailboxes.
  - 12) Yearly maintenance program:
    - a) Clean all ditches and culverts on all roads.
    - b) Add gravel and reshape roads as needed using a water truck & roller
- Several compliments were made regarding the good condition of the roads. The BOD appreciates the remarks.
- Several statements were made regarding statements made at the previous BOD meeting. First, the feeling is that we do not need to solicit several bids for roadwork as our jobs are small and large contractors are not interested. Secondly, time is of the essence. We have a short window to do the work and need someone that can respond in a timely manner. Third, it is important that we treat every road equally whether you are at end, or at the beginning of the subdivision, it makes no difference. We are all in this together and we all pay dues to maintain the roads.
- Speeding in the subdivision has become a problem now that new building is going on. Most of the time it is the contractors or service people that come into the subdivision. To those of you that are building or having work done on your property, please speak to your contractors and ask them to slow down and adhere to the posted speed signs. We have had some near misses lately and certainly do not want a serious accident to happen.
- We had an inquiry about dust control. The committee will look into it but most are against mag chloride as it damages you vehicle and others feel they live in a rural area and that is part of the ambiance and do not want to change it.
- A big thank you to Greg Kemp for donating 48 T-bars. Reflectors will be installed on the bars and installed on several roads this week.

### **Covenant Committee: Jim Bignell**

- A motion was made, 2<sup>nd</sup> and passed to temporarily deactivate the committee. If issues should arise, the committee will be reactivated.

### **Activity & Grounds: Ruth Bignell**

- The Activity & Grounds committee held a meeting and has set several activities for this summer. Waste Management has approved our request for a dumpster to be donated to CMR. They are going to provide a 20 yard roll off dumpster. We also received permission to place the dumpster at the Firehouse. We will have the dumpster from May 18 through June 5<sup>th</sup>. It will be picked up on June 6<sup>th</sup>. There are very specific items that can be put in the dumpster. Most important is that no hazardous material can be put in. We will be fined a great deal if there is, so please be careful with what you throw away. A list is included in these minutes. Some of the items are contradictory and if you are not sure, please contact the numbers listed. This list was taken from the list provided to us. A motion was made, 2<sup>nd</sup> and passed to limit the amount for dumping at the landfill to \$300. We will pay \$28.75 per ton. Hopefully, we won't go over that.
- Since we are going to have a dumpster, we have decided to have a clean-up day on Sat. May 20<sup>th</sup> from 9:00-12 noon at the front entrance. We hope to clear up to the mailboxes this time. The grass and weeds

haven't grown as high as they were last year so it should be easier to clean up The Committee would appreciate anyone that would be willing to help, to bring your lawn mower, rakes, weed whackers, etc. A flyer is included in these minutes. A reminder will go out early May.

- Nancy Schaufele will be doing our summer newsletter. If you have any articles you would like to submit, please either send or email them to her by June 15<sup>th</sup>. Her address is: 35920 Road J.9, Mancos, CO 81328. Email: [nschaufele@frontier.net](mailto:nschaufele@frontier.net)
- FYI: We have had a case of plague in a cat in the subdivision. They believe the animal ate an infected mouse. Please keep an eye on your animals. If you notice anything strange, contact a vet.
- The HOA will have a BBQ in July. The tentative date is July 15<sup>th</sup> from 11-3 at the Bignell's. A flyer will go out at a later date.

#### **Old Business:**

- The litigation with Torin Andrews is progressing. Mr. Andrews rejected our proposal put forth at our last meeting. Our attorneys have notified us that he has partially dismissed (without prejudice) the action involving individual defendants. The action against the HOA will go forward.

#### **New Business:**

- The BOD has received several complaints about dogs running loose and bothering other animals and chasing cars. Covenant 18 states that no domestic animals shall be allowed to roam free. They are to be on a leash, in a kennel or under voice control at all times. The BOD advises those whose animals, etc are being bothered to contact the owner. If the problem persists, animal control can be called and the owners would then have to pay to retrieve their animal.

#### **Open Discussion:**

- A question was asked about the way dues are paid. Currently, one-half or all is due at the annual meeting, with the remainder due in 90 days. Of concern, is that those that pay their dues in January, either half or all are being penalize because those that do not pay at all receive no penalty for not adhering to the bylaws. There was discussion about what to do about it. Several options are available: 1. Make the full amount due at the annual meeting and if not paid, file liens within 2 weeks, 2. Leave the current option and those that do not pay half would have a lien filed. A motion was made, 2<sup>nd</sup> and passed to table this item until the next meeting.

The meeting was adjourned at 8:20 p.m. **There will no meeting in May. The next meeting will be on Tuesday, June 27, 2006 at 7pm.**

Respectively submitted:

Ruth Bignell,  
Secretary to the Board

**CEDAR MESA RANCHES FINANCIAL**  
**2006 BUDGET**  
**4/25/2006**

<i>Accounts Receivable</i>	Owe	Accounts Paid	Balance Owed
2005 DUES	\$175.00	\$0.00	\$175.00
2005 DUES INCREASE	\$550.00	\$0.00	\$550.00
2006 DUES	\$62,725.00	\$56,962.50	\$5,762.50
<b>TOTAL</b>	<b>\$63,450.00</b>	<b>\$56,962.50</b>	<b>\$6,487.50</b>

*Accounts Payable*

\$37.50 Refund check to be written to Lot #42  
\$0.00 overpayment of dues

**TOTAL** \$37.50

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$56,962.50
2005 DUES	\$0.00
EXPENDITURES	\$32,938.55
<b>TOTAL CASH ON HAND</b>	<b>\$28,933.96</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	\$0.00	\$2,000.00
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$1,400.00	\$2,600.00
Office Supplies	\$2,000.00	\$386.55	\$1,613.45
Professional & Other Fees	\$2,500.00	\$0.00	\$2,500.00
Road Maint/Improvements	\$52,132.40	\$28,657.00	\$23,475.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$0.00	\$500.00
Snow Removal	\$2,000.00	\$2,300.00	(\$300.00)
Social	\$200.00	\$0.00	\$200.00
Web Page	\$125.00	\$0.00	\$125.00
Weed Control	\$1,800.00	\$0.00	\$1,800.00
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$32,938.55</b>	<b>\$34,618.85</b>

**Date: May 18 – June 6**  
**Location: Front of Fire House**

**ITEMS ALLOWED IN DUMPSTER**

The following items are examples of types of allowed trash:

Household garbage Carpet Mattresses, couches, furniture TVs, computers (residential only), VCRs, microwaves, etc. Masonite siding, Vinyl siding (NO asbestos) Insulation (non-asbestos), tar paper	Cardboard/Paper Cans/Bottles Small limbs, branches Lumber, sheetrock, plywood  Concrete  Shingles	Plastic (including wrappings Shelving, fencing, metal siding Grass clippings, leaves Storm windows  Plastic PVC pipe  Empty dry paint cans (lids removed)
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**THESE ITEMS ARE NOT ALLOWED-PLEASE DO NOT DISCARD**

<b>Asbestos (friable)</b>	<b>Biohazards: medical, infectious &amp; radioactive</b>	<b>Computer monitors, Televisions (from non residential sources)</b>
<b>Hazardous Waste</b>	<b>Hot ashes (e.g. fireplaces burn barrels)</b>	<b>Lead acid batteries</b>
<b>Liquids: (paint, oil, septage)</b>	<b>Appliances (washer, dryer, refrigerator, freezer, stove, oven, water heater, AC, etc)</b>	<b>Asbestos</b>
<b>Electronics (monitors, printers, cell phones)</b>	<b>Dead animals</b>	<b>Dewatered water treatment sludge</b>
<b>Petroleum Contaminated soils</b>	<b>Tires</b>	



Please do not put any items that are not included on the list. Unauthorized items will cost us more so, please toss only the above items. If you have any questions regarding items to be thrown away, please call either Waste Mgmt. (565-1133), The Landfill (565-9858) or Ruth Bignell (564-5964). We will be glad to clarify your questions.

# CMR-HOA CLEAN-UP DAY

SAT. MAY 20TH  
9:00-12 NOON



PLEASE COME AND HELP  
BEAUTIFY OUR FRONT  
ENTRANCE

