

CEDAR MESA RANCHES HOMEOWNERS BOARD OF DIRECTORS MEETING

***February 28, 2006
San Juan Basin Technical College
MINUTES***

In Attendance: Jim Bignell, Gary Brodhagen, Eric Gray, Nova Hankins, Bryan Johnson, Greg Kemp, Ruth Bignell, and Lanita McCafferty. **Absent:** Chris Schaufele. **CMRHOA Members:** 2 members were present.

Call to Order: The meeting was called to order at 7:00 p.m.

Approval of Minutes: The minutes of the January 14, 2006 meeting were approved, 2nd and passed.

President's Remarks: Jim Bignell

- Introduction of Board Members: The following board members were introduced. Jim Bignell, Gary Brodhagen, Eric Gray, Nova Hankins, Bryan Johnson and Greg Kemp Officers: Ruth Bignell, Secretary and Lanita McCafferty, Treasurer.
- Thank you to all who took the time to vote and answer the survey.
- Committee Chairs: The Committee chairs have remained the same, Gary-Roads, Bryan-Fire/Weeds, Greg-Building Advisory, Jim-Covenant/Bylaws, Ruth-Activity/Grounds. Anyone interested in participating on these committees, please contact the committee chair.

Secretary Report: Ruth Bignell

- Minutes went out on January 15, 2006.
- Lot 29 sold to Jon & Laurie Aarts of Riverside, CA
- Lot 79 sold to Daniel & Natalie Orlando of Chino Valley, AZ
- Please update your contact information especially your email address if it has changed

Treasurer Report: Lanita McCafferty

- Thank you to all who have paid their dues. It is greatly appreciated. Dues were due January 14th with an option to pay ½ (\$225) on the 14th and the balance (\$225) to be paid in 90 days by April 14th. The Board would appreciate those who have not paid the initial payment to please do so.
- There is \$28,087.50 in outstanding dues at this time.
- A reminder to everyone that has not paid their dues in full by April 14th, 2006, liens will be placed on their property on Monday, April 17th. There will be no exceptions. Please make sure your check gets here in plenty of time. Additional charges such as filing fees and interest will be incurred by any liens filed with the County. 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

- A motion was made to have our fire sign at the front entrance coincide with the county signs in Cortez. 2nd and passed. For the past 2 months, we have not had much moisture so our fire status is very high. The county will consider a fire ban on a week-to-week basis. It will depend on the amount of moisture we receive in March.

Building Advisory-Greg Kemp

- An anonymous call was received by Jim Bignell regarding a possible Covenant 7 violation on Lot 3. The caller questioned the setback of a building being built on that lot. The foundation for this building was started in mid-October, 2005 and falls under the old covenants which states you must be 100' from the road, therefore, the lot owner is in compliance with those covenants. The new covenants did not go into effect until November 1, 2005.

While the Board appreciates the concerns of its HOA members, please be advised that at the April 26, 2005 BOD meeting, a policy was adopted to **receive complaints in writing only**. You need not sign it, but, in order for the Board to investigate any problems, we insist that this policy be adhered to. No action will be taken on verbal complaints. The following is an excerpt from that policy:

“Only reports of alleged covenant violations submitted in writing to the Board of Directors will be investigated. The letter describing the alleged covenant violation and identifying the alleged violator need not be signed.”

- Site Plans: this committee will consider making changes to the voluntary submission of a site plans. This past year, only 1 person out of many contacted the chair to have their setbacks reviewed. It is important to have these reviewed in order to avoid problems like the one above. A motion was made to update our previous statement. This will be discussed at our next board meeting. The motion was 2nd and passed. **PLEASE READ YOUR COVENANTS REGARDING SETBACKS BEFORE BUILDING.**
- Survey: The survey regarding consolidating waste management is complete. The results are: 49 replied. 2 have weekly pickup from Transit Waste, 13 have every 2 weeks from Waste Management, 11 have none but would like weekly, 3 prefer every 2 weeks, 20 said nothing, which indicates the property is vacant and don't know when they will build. Since we had limited response, we will wait until our subdivision grows before pursuing this further.

Road Committee: Gary Brodhagen

- The weather has been cooperating so we are able to work on the roads early this year. Road 36.7 has just been finished. We had a lot of ditch and culvert problems on this road. All ditches and culverts have been cleaned. We have replaced 1 culvert and installed 2 new ones. Some culverts are now larger ones than before in order to alleviate road washouts. Silt ponds were dug in several places in order to catch the dirt, which eventually plugs up the culverts. The road was also raised in several places. Gravel has been added to the road. Water was brought in and the road was rolled. The cost for this road was \$22,557.
- Road 35 has been bladed.
- Received a tentative bid of \$2500 for work on the front entrance. This cannot be done until May and will include repair of the holes currently in the road.
- Plan to add gravel on Road 35.
- Road J.7 and some others need guardrails but at this time, the money is not there. We will consider placing reflectors on these dangerous spots until we can do so.
- Motion was made, 2nd and passed to draw up a plan for the work to be done. It will be presented at the next meeting.

Old Business:

- **Litigation:**
Disclosures have been made. A petition was sent to the court by Mr. Andrews to add the names of the members of the 2004 and 2005 board to the lawsuit. The court approved this petition. The insurance company will defend all board members named.

New Business:

- A suggestion was made to have board meetings every other month. This will be considered on a month-to-month basis. It will depend on events going on at the time.
- A request has been made by Ray Huseby to place an ad on our website for fire mitigation services. Mr. Huseby owns property at the entrance to the subdivision and pays dues to the association. The Board approved his request.
- **Budget:** A motion was made, 2nd and passed to accept the tentative budget as the final budget for the CMR-HOA.

The meeting was adjourned at 8:10 p.m. **The next meeting will be on Tuesday, March 28, 2006.**

Respectively submitted:

Ruth Bignell,
Secretary to the Board

**Cedar Mesa Ranches Financial
2006 Budget
Feb. 28, 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	\$34,637.50	\$28,087.50
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TOTAL	\$63,450.00	\$34,637.50	\$28,812.50

<i>Accounts Payable</i>	\$0.00
	\$0.00
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TOTAL	\$0.00

CARRYOVER FROM 2005	\$4,910.01
DEPOSIT DUES-2006	\$34,637.50
2005 DUES	\$0.00
EXPENDITURES	\$27,618.83
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TOTAL CASH ON HAND	\$11,928.68

WORKING BUDGET (2006)

Item	Budgeted Amount	Spent to date	Balance
CPA/TAX Prep	\$200.00	\$0.00	\$200.00
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	\$161.83	\$1,838.17
Professional & Other Fees	\$2,500.00	\$0.00	\$2,500.00
Road Maint/Improvements	\$52,132.40	\$26,057.00	\$26,075.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$0.00	\$500.00
Snow Removal	\$2,000.00	\$0.00	\$2,000.00
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
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TOTAL	\$67,557.40	\$27,618.83	\$39,938.57