

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

*June 27, 2006  
San Juan Basin Technical College  
MINUTES*

**In Attendance:** Jim Bignell, Gary Brodhagen, Bryan Johnson, Greg Kemp, Nova Hankins, Ruth Bignell, and Lanita McCafferty. **CMRHOA Members:** 12 HOA members were present.

**Absent:** Eric Gray and Chris Schaufele

**Call to Order:** The meeting was called to order at 7:00 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 30, 2006.
- Lot 36 sold to Archie & Mary Hanson of Cortez
- Lot 49 sold to Russell & Judy Oberg of Golden, CO
- Lot 88 sold to Rodney Collins
- Lot 90 sold to Jon & Laurie Aarts of Riverside, CA
- Lot 108 sold to Daniel & Marina Saiz of Mira Loma, CA
- Lot 84 sold to Stephen & Nan Campbell of
- Tract S sold to Robert & Darla Sanders of Helotes, TX
- A letter was read from the owners of Lot 104 thanking the HOA for a job well done on the roads. It was very appreciated by the Board.
- Once again, please update your contact information including email whenever there is a change. We want to make sure everyone gets all the information put out by the Board. You can email me at: [biggyr02@aol.com](mailto:biggyr02@aol.com) or mail to 10208 Road 35, Mancos, CO 81328.

**Treasurer Report: Lanita McCafferty**

- The total of 2006 outstanding dues is \$675.00
- Liens for delinquent dues were filed on May 16, 2006 on three properties. Of these three, one lien has been paid.

**Committee Reports:**

**Fire/Weed-Bryan Johnson**

- Noxious weeds in the subdivision have been sprayed. Jim Bignell and Gary Brodhagen have spent many hours over the past month spraying weeds on all 10 miles of road. A request was made to purchase 5, 25-gal sprayers for use on ATV's and allocate them to HOA members who are interested in spraying a portion of the roads. We have 5 volunteers who will participate. The HOA will also supply the chemicals to each volunteer. This way, it will be done more quickly and not put a burden on a couple of members. The cost of the sprayers is approximately \$100 each. After this year, the cost will only be for the chemicals. This will save the HOA over \$1,000 per year. These sprayers will also be used to fight fires in the subdivision. A motion was made to purchase the sprayers, 2<sup>nd</sup> and passed.
- We had 8 fires in and around the subdivision this month. In light of this, a fire plan is being put together. Information will be in the Newsletter at the end of July. We are asking for responses from the membership. If you have any ideas, please relay them to the HOA.
- Frank Dean of Fire Fence gave a presentation on a new product. It is a containment system for a solid cartridge of Class A wetting agent. Some of the features are: it is used with a garden hose and sprinklers, it

forms a special type of Class A foam with excellent wetting ability and protects your home from burning and re-igniting on the surface as well as deep inside. The cost is approximately \$225 per cylinder. For more information, you can call 970-560-2110 or check the website at: [www.fire-fence.com](http://www.fire-fence.com)

- Mitigation is very important in our subdivision. There is a lot of fuel laying around on properties. We realize that those of you that live out of town are unable to clear your property. With that in mind, John Lyren has offered to help with this problem. Attached to the minutes is his fee schedule for this service. The fire department will not defend a house that does not have sufficient mitigation. They will move on to a house they can defend. Keep this in mind.
- Jim and Ruth Bignell and myself attended a Fire Council Ambassadors meeting in Durango on June 20<sup>th</sup>. It was very informative and brought to light how serious a problem this is. Both Montezuma and LaPlata County are very dry and there is much concern over the fire hazard.

### **Building Advisory-Greg Kemp**

- Number ID's have been placed on 7 properties. Currently, 7 others are in need of number ID's. Letters have been sent to those owners notifying them they have until July 15, 2006 to either put their own numbers on their property or to contact Jim Bignell or me and I will do it for them. The cost is \$20. After July 15, 2006, if we receive no response, a covenant lien will be placed on that property. It cannot be stressed strongly enough that with the fire situation, it is important that the fire department be able to locate your property if need be. A motion was made to send the letter, 2<sup>nd</sup>, and passed.
- The owner of Lot 48 responded to our previous letter asking for an update on the progress being made on the improvements to his property. At this time, he is complying with the Board's request and improvements will be complete by the end of July.
- A letter will be sent to the owners of Lot 3 requesting an update on the completion of the improvements to their property, which were started in October 2005. Motion made, 2<sup>nd</sup> and passed.

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

- Because of the dry weather, it has been difficult to grade the roads without water. This is an expensive proposition but we have had to use it in order to get rid of the washboard effect on the roads.
- Roads 35 and K.3 were graded.
- The hill on Road 35 was redone. Water and two loads of gravel were added and rolled.
- Negotiations are still underway to redo the front entrance. It will be done by the end of summer

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

- Cleanup day was a big success. We had twenty-seven members help with the cleanup. We were able to clean up to the mailboxes. I would like to thank everyone who came to help. A special thanks to Jerry Anderson who brought his tractor and to Dorothy Snowball who brought her truck which had an automatic lift. Both transported a lot of debris to the dumpster.
- The dumpster was put to good use also. Over 6 ton of trash was taken to the landfill over the 2-week period.
- The HOA BBQ will be on Sunday, July 23<sup>rd</sup> at the Bignell's, Lot 55 from 1:00 pm to 4:00 pm. Hot dogs and drinks will be provided. Everyone is to bring a covered dish or dessert and a chair. A flyer is attached to these minutes.
- As a member of the grounds committee, I want to thank Jim & Gary for all the time and effort they spent on spraying the roads. They went out every morning at 6am and spent at least 50 hrs during the past month cleaning up our weeds.

### **Old Business:**

- The litigation with Torin Andrews continues. During this week, depositions will take place in Cortez. At this time, the trial date is still set for August 21, 2006 in Cortez.

### **New Business:**

- CMR Fire Strike Force: Due to the many fires we have had this month, Jim Bignell has formed a fire strike force for the subdivision. This strike force will include people who will be spotters, coordinators, fire fighters and fire fighters with ATV's. The fire fighters with ATV's will tackle the BLM land if a lightening strike occurs in the BLM land. A small group has been responsible for putting out several fires but the time has come to be more organized and include others. Therefore, we have several people visiting homeowners and asking them to sign up to help in some way. Once this information is obtained, we will set up the groups and contact everyone. Training will also be provided. This force is being formed for the dire need of rapid response to lightening strikes.
- Noxious weeds have been a problem. There are a lot of lot/tracts that have thistle or other noxious weeds. The HOA is responsible for keeping the road right-of-way clear of these weeds. Homeowners are responsible for their property. Colorado law states that if your neighbor makes a noxious weed complaint against your property, the State can contact you for permission to inspect your property. If you refuse, they can get an injunction and go on your property to check the degree of infestation. They then notify you to clean it up, if you don't respond, they will clean it up. You would then be responsible for all charges. It is very important to clear your property of these weeds. Once they bloom, they spread all over the place and infect others property.
- We received notice that personal property has been stolen on Lot 75. Please be aware of any strangers looking around and keep everything locked up.
- In 2005, a covenant lien was placed on Lot 84. That property has now been sold. The lien was not cleared at the time of closing. The Title Co. has placed an exception on the title. The buyer was aware of this lien and has notified the HOA Board in writing that all improvements will be complete by September 6, 2006. The septic is being installed starting this month. After all improvements have been completed and inspected, the lien will be lifted. A motion was made to accept this letter from the buyer, 2<sup>nd</sup> and passed.

### **Open Discussion:**

- A suggestion was made that we should consider having decals for our vehicle indicating that we are members of the HOA. This request will be looked into. Several comments were made both pro and con.
- Once again, concerns were expressed over the speeding issue. It is still a big problem. Some are residents; others are contractors and service people. Again, if you have contractors working on your property, please speak to them about this problem. Suggestions were also made regarding installing more signs.
- Because of the fire problems, we have some members checking on weather issues. Specifically, lightening strikes in the area. There is a detection service that produces reports on strikes in our area. The report is available within 2 hrs. after a storm and the cost is \$95 for the report. It is available on the Internet.
- Because of the many fires, evacuation is a concern both for people and animals. A sign up sheet was circulated to those attending to list the animals on their property. For those not at the meeting, you can call Lanita at 565-1462 or email at: [Lanita@diamondbackmetal.com](mailto:Lanita@diamondbackmetal.com) to register your animals. An evacuation plan is being formulated in conjunction with the Fire Committee.

The meeting was adjourned at 8:54 p.m. **The next meeting will be on Tuesday, July 25, 2006 at 7pm.**

Respectively submitted:

Ruth Bignell,  
Secretary to the Board

## DEAR FELLOW CEDAR MESA RANCH LOT OWNERS

Once again, dangers of wildfires in our sub division are real. Just the other day when a dry thunderstorm blew in we had 8 fires from lightning strikes!!! The Cedar Mesa Ranches homeowners association and local fire protection agencies are asking everyone to do their part in minimizing fire risk on our properties. Everyone is encouraged to finalize preparations for the upcoming fire season which includes defensible space clearing, thinning of all dead trees (most affected by the bark beetle) and removing all downed dead trees and branches.

Since 70% of all lot owners reside outside Cedar Mesa Ranches at this time, maintaining your lot against fire dangers is a challenge. Therefore, I am again offering my service to those lot owners that need or want help with this process. After looking for a local company to perform this service, I was shocked to find costs of \$1000.00 per day. Since most of us cannot afford this type of fee, I have set up the following fee schedule to lessen the financial burden:

### FEE SCHEDULE

2 PERSON CREW-Remove/Cut dead or fallen trees, (mostly pinions affected by the bark beetle), thin and limb dead branches, stack all branches in small piles to burn during winter months). Most economical service. \$275.00 per day

\*All larger logs (over 6" in diameter) will be stacked for future firewood or removed from property.

Trimming and thinning of your property will not only help reduce the fire danger for everyone in the area, but all remaining tree's, plants and grasses will benefit. It's been shown that new plants and grasses will also help control the erosion of native soils that most of us face during spring runoff.

Finally, visit [www.eri.nau.edu](http://www.eri.nau.edu) for a great article titled, "Fire and Forest Restoration Update". This is excellent information for all lot owners in Cedar Mesa Ranches.

For any additional information on this service or to schedule work, please contact me at 970-565-1462 or cell phone at 602-684-2180.

Respectfully,

John Lyren  
Cedar Mesa Ranches  
Lot owner 105

**CMR-HOA COMMUNITY**

**BBQ**

**SUNDAY, JULY 23<sup>RD</sup>**

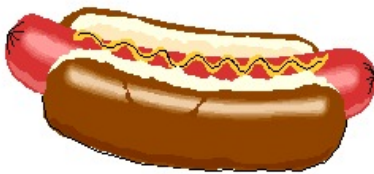
**1:00 - 4:00 P.M.**

**AT: BIGNELL'S-LOT 55**



**BRING A COVERED DISH & A CHAIR**

**HOT DOGS & DRINKS PROVIDED**



**HOSTED BY: *The Activity & Grounds Committee:***  
***Ruth Bignell, Cheryl Brodhagen & Nancy Schaufele***

***Please RSVP to: 564-5964 by July 18th***

**COME MEET & VISIT WITH YOUR NEIGHBORS**

**CEDAR MESA RANCHES  
2006 BUDGET  
27-Jun-06**

<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	\$62,725.00	\$62,141.00	
2006 DUES REFUND		-91	\$675.00
<b>TOTAL</b>	<b>\$63,450.00</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
		"Overpayment of dues"
<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	\$37,695.93
LOT SIGNS-Lot Owners Paid	\$100.00
LOT SIGNS-Reimbursed	\$100.00
<b>TOTAL CASH ON HAND</b>	<b>\$30,304.53</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	\$543.56	\$1,456.44
Fire Mitigation	\$100.00	\$0.00	\$100.00
Insurance	\$4,000.00	\$1,400.00	\$2,600.00
Office Supplies	\$2,000.00	\$492.64	\$1,507.36
Professional & Other Fees	\$2,500.00	\$30.00	\$2,470.00
Road Maint/Improvements	\$52,132.40	\$32,357.00	\$19,775.40
Shed/Mailboxes	\$0.00	\$0.00	\$0.00
Signs	\$500.00	\$78.61	\$421.39
Snow Removal	\$2,000.00	\$2,300.00	(\$300.00)
Social	\$200.00	\$0.00	\$200.00
Web Page	\$125.00	\$95.40	\$29.60
Weed Control	\$1,800.00	\$203.72	\$1,596.28
<b>TOTAL</b>	<b>\$67,557.40</b>	<b>\$37,695.93</b>	<b>\$29,861.47</b>