

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

*February 22, 2007
San Juan Basin Technical College
7:00 p.m.
MINUTES*

Present: Jim Bignell, Gary Brodhagen, Greg Kemp, Lisa Liljedahl and Ruth Bignell. Six HOA members were present.

Absent: Nova Hankins, Greg Kaylor

Call to Order: The meeting was called to order at 7:01 pm

The 2007 Board Members were introduced: Jim Bignell introduced the current board to members.

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of the January 13, 2007 meeting

Secretary Report: Ruth Bignell

- Annual Meeting minutes went out on Jan. 16, 2007
- Lot 63 sold to Ian & Shari Erickson from Gold Canyon, AZ
- Lot 117 sold to Ron & Joan Morgan from Phoenix, AZ
- HOA Winter Newsletter will go out with these minutes.

Treasurers Report: Lisa Liljedahl

- A dues lien placed in 2006 has been paid.
- Four 15-day dues letters were sent out this past week. Please remember that if you chose the option to pay half, the dues balance of \$225 is due by April 13, 2007.
- A new budget format is being utilized that meets the accepted standards for HOA budget reporting.

Committee Reports:

Fire/Weed - Jim Bignell

- Our volunteers will start spraying in May or as soon as the weeds pop up.
- The Fire Strike Force will be up and running in early spring.
- Cheryl Brodhagen will maintain the fire sign at the front entrance.

Building Advisory – Greg Kemp

- We still have 2 issues pending.

Roads – Gary Brodhagen (for Greg Kaylor, Chair)

- We have had 4 snow removals since January. No other activity at this time. More info under new business.

Activity & Grounds – Ruth Bignell

- A cleanup date for May will be set at the next meeting.

Old Business:

- Potential Lawsuits: No new activity to report.

New Business:

- **Board Meetings:** The Board will meet the last Thursday of the month. After the March 29th meeting, HOA meeting will be every other month or as necessary.
- **Modular Homes:** Issues have been raised regarding the grand fathering of modular/manufactured homes and property. Covenant 33 addresses that issue. Jim Bignell read the following covenant: *“All double-wide mobile homes that are currently on lots or tracts in the Cedar Mesa Ranches Homeowner’s Subdivision that were there before January 1, 2003 are grand fathered in and are exempt from the no double-wide part of these covenants. This does not preclude the enforcement of the no double-wide part of these covenants in the future.”*

The grand fathering covenant pertains to the modular/manufactured home that was on a lot at that time and does not pertain to vacant property in the subdivision.

- **Board Vacancy:** There is still a vacancy on the Board. If anyone is interested, please let Jim Bignell know.
- **Insurance:** The insurance company that has issued our Directors & Officers policy over the past 5 years has decided not to renew our policy based on the losses incurred with the lawsuits against the HOA. Several companies have been approached and all have declined. A typical reason is: *“The frequency and/or severity of the loss history for the applicant association.”* We are currently in contact with a company in Denver but have not received any definite information as of today. The Board would appreciate knowing if anyone has any ideas how we can get insurance to protect the HOA. Send us an email at: biggyr02@aol.com with your ideas/thoughts.
- **Budget Allocation:** The board allocated money in various categories. This budget is included in these minutes. Two categories have been eliminated (social & mailboxes). You will also notice in two categories, roads and legal professional fees that one has decreased and the other increased. In light of the circumstances that have taken place over the past year and the fact that we may not get D&O insurance, we have to have a significant amount in our legal professional fees for any future issues. This greatly impacts our roads and our plan to finish all the roads this year. This was the last year in our 3-year plan but we will be limited in what we can do to maintain the roads. If, later in the year, we do not have to use the funds allocated in the legal profession fees category, we will reallocate the funds to the roads. A motion was made, 2nd and passed to accept this budget.

Open Discussion:

- Members brought up the possibility of a road assessment to finish the roads this year since we do not have the funds necessary to complete our project. The road committee will try to get a comprehensive estimate of the cost to complete the roads and present it at the next meeting. We will also discuss the possibility of a special road assessment based on that report.
- A question of our liability policy coverage on the fire emergency road was asked. As long as the person involved is legally on the road, our policy would cover any incident that may occur. The fire roads are on private property and can only be used with the owner’s permission or during an emergency.
- A suggestion was made that we consider putting some of our funds in a 30-day interest bearing account. Our treasurer will look into it and report at the next meeting.

Adjournment: Motion was made, 2nd and passed to adjourn at 7:47 p.m.

Next Meeting: The next meeting will be Thursday, March 29th at 7:00 pm at the San Juan Technical College.

Respectfully submitted:

Ruth Bignell, Secretary to the Board

Cedar Mesa Ranches Financials
Feb. 22, 2007

Income:

	2006 Actual	2007 Budget	2007 Year-To- Date Actual
Membership dues	\$62,275.00	\$62,450.00	\$49,775.00

Expenses:

CPA - Tax Preparation	195.00	\$150.00	150.00
Contingency Fund	822.45	\$2,000.00	
Fire Mitigation	0.00	\$100.00	
Insurance	2,649.00	\$2,000.00	
Office Supplies	1,019.99	\$1,100.00	161.74
Professional & Other Fees	42.00	\$25,000.00	
Road Maint/Improvements	58,242.03	\$25,600.00	
Signs	201.71	\$500.00	
Snow Removal	3,600.00	\$5,000.00	1,660.00
Web Page	95.40	\$125.00	
Weed Control	1,147.88	\$700.00	
Total Expenses:	68,015.46	62,275.00	1,971.74
Excess of Income over Expenses:	-\$5,740.46	\$175.00	\$47,803.26

There was a carryover amount of \$5,107.40 from 2005, therefore the bank balance at the beginning of 2006 was a positive amount.

Assets**2007**

Cash	\$48,215.40
Accounts Receivable	\$12,675.00
Total Assets	\$60,890.40

Liabilities

Accounts Payable	\$0.00
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Members' Equity

Prior Yrs Equity	\$126.00
Current Yr Equity	\$60,764.40
Total Member Equity	\$60,890.40

Total Liabilities & Members' Equity	60,890.40
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