

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

*July 26, 2007  
San Juan Basin Technical College  
7:00 p.m.  
MINUTES*

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

**Absent:** Nova Hankins, Greg Kaylor

**Call to Order:** The meeting was called to order at 7:03 pm

**The minutes of the May 31, 2007 minutes were approved. Motion made, 2<sup>nd</sup> and passed.**

**Secretary Report: Ruth Bignell**

- May Meeting minutes went out on June 3, 2007
- Lot 55 sold to Mark & Kimberly Mueller from Mancos, CO

**Treasurer's Report: Ruth Bignell for Lisa Liljedahl**

- Current budget is attached.

**Committee Reports:**

**Fire/Weed – Jim Bignell**

- Our volunteers will be spraying again in the fall. If you need spray, contact Jim.
- We have had 4 fire strikes in the past 2 weeks. The Fire Strike Force members responded, as did the fire company. Thanks to all who have called to report fires.
- We had reports that the fire road has been blocked several times. Please do not block these roads. It is important that the fire company is able to access these roads if necessary.
- Fire defensible signs have been posted at the front entrance. These were donated by fire wise. Thanks to Gary & Cheryl for putting them up.

**Building Advisory: Greg Kemp**

- Lot 91 has submitted a site plan and it is in compliance.
- Montezuma County received a complaint regarding Aramark. Aramark completed improvements on their property without acquiring a permit. The Planning & Zoning Committee will hold a hearing at a later date and I will be notified as to time/day/place. I plan to attend and address any concerns CMR may have as to what can be done to improve the appearance of their property. Since it connects to CMR, it is in our best interest to get them to improve the area. If you have any concerns you would like me to bring up, please call me at 560-0562
- There will be a hearing on the Land Use Code on Mon. Sept. 10<sup>th</sup> at 2:00 p.m. if anyone is interested.

**Road Committee: Gary Brodhagen**

- Road 35 has been bladed from top to bottom. We had water brought in and 2 loads of gravel.
- Jim & Gary installed 4 additional 25 mph speed signs.
- A member asked Gary to look at J.7 as they have had washouts and culverts overflowing. Gary & Jim will check out.

**Activity & Grounds: Ruth Bignell**

- 38 HOA members attended the HOA BBQ held on Sunday, July 22<sup>nd</sup> at the Bignell residence from 1-4 pm. We had a great time and great food. No hail or fires this year. Thanks to all who came and for the delicious goodies they brought
- We may have a cleanup day in September at the front entrance. A flyer will go out if we do.

**Old Business:**

- **Covenant #10:** At our last meeting, it was decided to consult a lawyer for clarification on this issue. Jim Bignell and Gary Brodhagen consulted with a local attorney, presented him with all the information from both sides and requested a written summary from him. At this time, this is being processed and we should have it by our next meeting.

**New Business:**

- **Mitigation:** If you are clearing your lot for building, please do not push the slash over the sides of hills. This creates a great place for fires to start. Either remove it or burn it during the off-season.

**Defensible Space:** When building, please create a defensible space surrounding your home by clearing the area and keeping the grass cut.

- **September Meeting:** Due to summer vacations, and slow activity, it was decided to cancel the September Board Meeting. We will meet in October when a call for nominations for positions on the board will be made and November. Motion was made, 2<sup>nd</sup> and passed.

**Open Discussion:**

None

**Motion to Adjourn:**

A motion was made to conclude the meeting, 2<sup>nd</sup> and passed. The meeting ended at 7:36 pm.

**Next Meeting:** The next meeting will be Thursday, October 25, 2007 at 7:00 pm at the San Juan Technical College.

Respectively submitted:

Ruth E. Bignell  
Secretary to the Board

**Cedar Mesa Ranches-HOA  
Balance Sheet  
June 30, 2007**

<b><u>Assets</u></b>	<b>2007</b>
Cash	\$56,121.93
Accounts Receivable	\$0.00
Total Assets	\$56,121.93
<b><u>Liabilities</u></b>	
Accounts Payable	\$0.00
<b><u>Members' Equity</u></b>	
Prior Yrs Equity	\$126.00
Current Yr Equity	\$55,995.93
Total Member Equity	\$56,121.93
<b>Total Liabilities &amp; Members' Equity</b>	<b>56,121.93</b>

**Cedar Mesa Ranches**  
**Statement of Income and Expense**  
**June 30, 2007**

<b>Income:</b>	2006 Actual	2007 Budget	2007 Year-To- Date Actual
Dues	\$62,275.00	\$62,275.00	\$62,425.00 *
Interest			<u>\$11.14</u>
<b>Total Income:</b>			<b>\$62,436.14</b>
 <b>Expenses:</b>			
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	731.32
Professional & Other Fees	42.00	\$25,000.00	
Road Maint/Improvements	58,242.03	\$25,600.00	3,755.00
Signs	201.71	\$500.00	
Snow Removal	3,600.00	\$5,000.00	1,660.00
Web Page	95.40	\$125.00	95.40
Weed Control	1,147.88	\$700.00	48.49
<b>Total Expenses:</b>	68,015.46	62,275.00	6,440.21
<b>Excess of Income over Expenses:</b>	-\$5,740.46	\$0.00	\$55,995.93

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

\* This amount includes \$275 of 2006 dues that were collected in 2007.