

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

*March 29, 2007
San Juan Basin Technical College
7:00 p.m.
MINUTES*

Present: Jim Bignell, Gary Brodhagen, Greg Kaylor, Greg Kemp and Ruth Bignell. Ten HOA members were present.

Absent: Nova Hankins, Lisa Liljedahl

Call to Order: The meeting was called to order at 7:00 pm

Approval of Minutes: A motion was made, 2nd and passed to approve the minutes of the February 22, 2007 meeting

Secretary Report: Ruth Bignell

- February meeting minutes went out on Feb. 26, 2007
- Lot 9 sold to Philip & Mary Bock from Alpine, CA
- Lot 61 sold to Stan & Patty Mattingly from Klamath Fall, OR
- Lot 101 sold to Terry Wheeler from Salem, OR
- A memo from Robin Rice of Century 21 was read. Robin praised our website as being informative and professional. Our thanks to Nick Bird, who volunteers to keep our website up-to-date every month. I get many calls from realtors for information. They appreciate being referred to our website.

Treasurers Report: Ruth Bignell for Lisa Liljedahl

- We are beginning to receive checks for the second half of the dues. Those of you that had chosen that option are reminded that the remainder of \$225 is due by April 13, 2007. Please put your lot number on your check and send to: Lisa Liljedahl, 10224 Road 36.7, Mancos, CO 81328.
- Last month a suggestion was made to check into putting some of our money in a money market or CD. The information we received gave us various options with the highest interest for a 180-day CD with interest of 3.91% for \$25,000 or higher. We would also pay a tax of 30% for any interest over \$100. A lot of discussion followed due to the fact that we use so much of our money during the summer for the roads and probably would not gain much. A suggestion was made to look into an interest-bearing checking account at the Mancos Bank. This will be followed up and reported at our next meeting.

Committee Reports:

Fire/Weed – Jim Bignell

- Spraying insecticide will be purchased in April for those that volunteer to spray our weeds in the subdivision.

Building Advisory – Greg Kemp

- We are still waiting for site plans for Lot 44.
- A certified letter was sent and received for Lot 17 regarding the fencing on their property. The committee has requested they get in touch with them within 2 weeks to measure the fence in relation to the covenant requirement. The fence has already been measured by 2 members of the Board and is out of compliance with the Montezuma County Regulations and the CMRHOA covenants.
- Building plans for lots 91 & 117 were submitted to the Building Advisory Committee Chair, Greg Kemp. Both sets are in compliance with the setbacks in the covenants and Montezuma County.

- At this meeting, it was brought to attention of the Board, that the Montezuma County Land Use Code would start enforcing the setbacks that were instituted approx. July 1998. The setbacks in the code are stated as 50 ft from lot lines for a residence. Our covenants filed in Sept. 1998 state the setback as 25 ft. The County did not notice this discrepancy when the covenants were filed. Greg got clarification today on how the code reads: 50 ft setback from all property lines for a residence, outside dwellings such as a shed, shop or barn can be setback 25 ft from property lines. From what we understand, an enforcement person will be hired on April 2, 2007. CMR was not aware that the setbacks differ from our covenant requirement until now. This should not affect any present buildings but anyone that plans to build in the future should check with the county as well. We will have to do an amendment to our covenants to comply with the law.

Roads – Greg Kaylor

- At last months meeting, a suggestion was made to possibly have a road assessment to cover the road shortages we have because of the legal circumstances that took place in the past year. A comprehensive plan was presented to fix the roads once and for all this year. This plan is attached to these minutes. To complete all the roads this year would cost \$96,328 and would require an assessment of \$550. Comments from the members presents were made that we should not have to come up with the extra money because of the actions of one lot owner that has forced us to reallocate our road money into a professional fee fund to help protect the Board. While this is a valid comment, there is not much of an alternative if we want to maintain the roads so they don't deteriorate. After much discussion about the pros & cons and the hardship it would cause some homeowners, it was suggested by members present that we split the cost over 2 years. This assessment will require a majority vote of the membership to pass. A motion was made, 2nd and passed to put forth a vote for a special assessment of \$275 to the membership. As you can see by the list, we have some major repairs still to do along with the continuing maintenance. Our roads are much better but there is much more to be done. This letter will go out in April to the membership and the votes will be counted at the May meeting. If the assessment passes, the additional \$275 will be due on June 30, 2007.
- Signs on the corner of K.1 will be moved back away from the road.
- A 25 mph speed sign will be posted near the front of the subdivision and reflectors will be put along various roads that present a danger at night. A motion was made, 2nd and passed to purchase these items.

Activity & Grounds – Ruth Bignell

- A cleanup day has been scheduled for Sat. May 19 at 9:00 am at the front entrance. Bring your rakes, mowers or anything else that will cut grass.
- Our annual BBQ will be on Sat. July 21st. More on this later.

Old Business:

- Once again the problem of mobile homes has come up. We have a lot owner that wants to put a mobile/manufactured home on their lot. The covenants state they are not allowed in this subdivision. While this is difficult for those that want to purchase one, the Board is charged with enforcing the covenants with no exceptions.

New Business:

- Lot 107 – it was reported that the signs on this lot were stolen off the gates. The Board has stated several times that it does not condone this behavior and wishes it would cease. John Lyren has stated that he keeps an eye on people going in that direction and has not seen anyone going near that property unless it is in the middle of the night.
- Insurance – we have a local agent that is still trying to secure D&O insurance. Our general liability insurance will remain in force.
- Since we have had a problem filling the remaining seat on the Board and due to the fact that because of recent events this past year, it will probably be difficult to fill any position on the Board, a board

member has made a suggestion that we reduce the number of members that serve on the Board to five (5). A motion was made, 2nd and passed to present this vote to the membership. It will take a majority vote to change this by-law.

Open Discussion:

- Jim Bouma stated that his trailer would be on his property 9 months as of June 1, 2007. He was informed that the covenants require it to be moved for at least 3 months.
- A member asked that we place a load of gravel at the mailboxes because of all the mud this time of year. The road committee will take care of this request. An offer was also made to donate a metal roof over the mailboxes.

Adjournment: Motion made, 2nd and passed to adjourn at 8:22 pm

Next Meeting: The next meeting will be Thursday, May 31st at 7:00 pm at the San Juan Technical College.

Respectfully submitted:

Ruth Bignell, Secretary to the Board

Income:

	2006 Actual	2007 Budget	2007 Year-To- Date Actual
Membership dues	\$62,275.00	\$62,275.00	\$51,400.00 *

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	165.99
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	1,975.99
Excess of Income over Expenses:	-\$5,740.46	\$0.00	\$49,424.01

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.

Assets**2007**

Cash	\$49,561.15
Accounts Receivable	\$11,150.00
Total Assets	\$60,711.15

Liabilities

Accounts Payable	\$0.00
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Members' Equity

Prior Yrs Equity	\$126.00
Current Yr Equity	\$60,585.15
Total Member Equity	\$60,711.15

Total Liabilities & Members' Equity	60,711.15
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Description	Bid	Comments	Gravel Cost Estimates
With Dollar Values			
<u>Road 35 " Spring Cleaning"</u>			
Blade/Grading from CR35 entrance to K.3	\$ 800.00	Just Blading W/O	
		Water \$ 1,000.00	
		Water Truck = \$	
		85.00/Hour	
With Water	\$ 600.00		
Compaction	\$ 200.00	Roller, & Operator	
	\$ 1,600.00	Sub-Total CR 35	
<u>Road 35 "Spring Cleaning" Continued</u>			
(10) loads of 3/4" coarse base/gravel in areas needed includes spreading, water and compaction	\$ 3,200.00		Est. 250 Tons/(10) loads areas showing sub-base \$ 2,000.00 @ 25 tons/load
(.9) miles of coarse base (from top of hill to K.3) includes gravel/freight, spreading, water & compaction	\$ 35,112.00		Est. 2,150 Tons/86 Loads \$ 17,200.00 Gravel @ \$ 200/load
Install "new" culvert (15"X40') across from Gue residence and backfill with 3/4" coarsebase	\$ 1,006.00		
Clean all barrow ditches & general maintenance from entrance to end of Road 35	\$ 3,500.00		
	\$ 42,818.00	Sub-Total CR 35 Continued	
<u>Road 35.3</u>			
528'/.1 mile grading of sub-base, 3/4" coarse base/freight, spread, water and compaction start approx. 50' from 10319) to and including cul-de-sac	\$ 3,580.00	Sub-Total CR 35.6	Est. 160 tons/6.4 loads=\$ 1,280.00 Gravel @ \$ 200/load
<u>Road J.7</u>			
Repair culvert and clean ditch at Intersection of CR 35 & J.7 to promote drainage	\$ 100.00		
Clean culverts and barrow ditches to promote drainage and prevent washing of barrow ditches, clean barrow ditches (at bottom of hill) relocating silt to opposite side of road (south) (2) loads of pit run to be used for spillway and check dams	\$ 3,020.00		Est. (50) Tons/(2) loads Pit Run \$ 400.00 @ \$ 200/load
.7 mile/3,696' 3/4" coarse base from previous base ending to and including cul-de-sac at road end. Includes gravel/freight, spreading and compaction	\$ 19,160.00		Est. 44.8 loads/1,100 Tons \$ 8,960.00 3/4" Gravel @ \$ 200/load
	\$ 22,280.00	Sub-Total CR J.7	
<u>Road J.8</u>			
2,640'/.5 mile smooth sub-base, 3/4" coarse base/freight, spreading, water & compaction	\$ 1,200.00		Est. 810 Tons/32.4 loads \$ 6,480.00 Gravel @ \$ 200/load
	\$ 16,950.00		
	\$ 18,150.00	Sub-Total CR J.8	

Road 36.7

Clean out culverts and install used CMR owned to be located down road from existing black plastic culvert \$ 400.00

Haul (4) loads of 1-1/2" sub-base in cul-de-sac at road end to build- up corner to promote drainage to nearby culvert. \$ 1,000.00 \$ 800 @ \$ 200/load 3" or 1-1/2"

.1 mile/528' spread, water & compact (10) loads of 3/4" coarse base \$ 2,500.00 Est. (10) loads/250 Tons 3/4" \$ 2,000.00 @ \$ 200/load

\$ 3,900.00 Sub-Total CR 36.7

K.3 at J.6 & J.9

Intersection of Roads K-3, & J.6 & J.9 - Raise corners to promote drainage to culverts located at J.6 & J.9 where water washes over road \$ 2,800.00 Sub-Total K.3 At J.6 & J.9

Blade (2) fire roads \$ 1,600.00 Sub-Total Fire Roads

\$ 96,728.00 Total