

**April 23, 2019 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**Upcoming Dates:**

**May Meeting: May 28, 2019 --- Even May 21st not available may need to look at Risky's**

**June Meeting: June 25, 2019 --- Not at school**

**June 2019 renegotiation with Republic for next contract.**

**Board Member Attendees:** Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Bob Linsell,

**Absent:** Mike Carsten, Tom Botchie, Chris Pappas

**President:** Karen Egbert

The Meeting was called to order at 6:09 pm by Karen Egbert. There was a motion by Karen Egbert, and seconded by Bob Linsell.

In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Bob Linsell,

Opposed: None

Motion passed

**Vice President:** Omar Candelaria

Summer Meeting Schedule ideas discussed for location to hold summer meetings. Board will decide by May.

**Secretary:** Margaret Weinberg

Meeting minutes were reviewed. Bob Linsell made a motion to approve revised minutes. Omar Candelaria seconded. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Bob Linsell

Opposed: None

Motion passed

**Treasurer:** Peter Lincowski

7 homeowners are late and will pay late fees. Will send reminders.

We are tracking very close to budget YTD. We are slightly under on dues income. We have 2 homeowners on payment plans and 7 others unpaid. We will be making phone call reminders in May if payments are not received. YTD Trash expense is tracking 1 month below budget because payment posted in December 2018. rather than January 2019.

1. Pat won't be tracking rental lots on-line. Peter Lincowski proposed that Karen Egbert follow up. Francis Morgan suggested he can monitor the primary rental websites for neighborhood short term rentals to collect fees.
2. Pat Stoll will send the letters she has sent to date to out-of-state homeowners for Francis Morgan to follow up. Francis Morgan will send out the letter to homeowners to collect the fees.
2. Lot 41 vacant subdivided lot dues  
Francis Morgan referred the previous homeowner to Pat Stoll for payment of vacant lot dues. Homeowner says he has not paid his dues on his vacant lot 41.

Homeowner sold the property in 2016 and says he subdivided the land, although he doesn't know if it has an address has been assigned to it. Peter will check the status/ownership of the subdivided lot.

3.\*\*\*From last month agenda\*\*\*\*\*There is a Homeowners Paid Program by the lawyer which is no cost to us. They would assess if it makes sense to collect monies. They would only need a ledger from us to open a file to decide if a lawsuit makes sense.

If we don't have a collection policy we should get one. Law advises:

1. **Late fees** of \$15 or 10% whichever is greater. (This would equate to \$52.50)
2. **Interest fees:** Additional interest must be in the CR&Rs, it cannot be in the ByLaws. (Ours is not) However, by statute, we can accrue interest at a rate of 10% per annum.

Late fee (15% or \$10 whichever is greater) = \$52.50 (Karen will confirm this info to make sure we're in compliance.)

Interest fees (10% per annum) = \$52.50

Total Late Fee and Interest \$105.00 per annum or \$8.75 per month

Late Fee and Interest = \$ 8.75

Administrative fee = \$21.25

Total per month = \$30.00

Pending verification of AZ revised statutes that we can charge those fees we will charge \$30 late fees, interest fees and admin fees per month. Omar Candelaria made a motion to approve late fees. The motion was seconded by Bob Linsell. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Bob Linsell

Opposed: None

Motion passed

**Architecture:** Tom Botchie:

See spreadsheet

Updated 22 Apr  
2019

Lot #	Name	Address	Project	Feedback Forms	Deposit Check	Board Vote	Approved	Check to Treasurer	Owner Notified	Project Completion	Deposit Refund	Notes
209	Mark Alger	5756 N. Via Ligera	Complete Remodel	Some	\$450	1-Oct-15	Y	21-Oct-15	1-Oct-15	Jun 2019? ?		3+ yrs in work

234	Heather Schmidt	6130 E Paseo Ventoso	Standing Seam Metal Roof	Y	N/A	24-Apr-18	Y	N/A	25-Apr-18	5-Feb-19	N/A	Completed
258	Dennis Mulligan	6265 E Placita Aurelia	Rooftop Solar Panels	Y	\$150	22-Jun-18	Y	28-Jun-18	25-Jun-18	18-Aug-18	5-Sep-18	Completed
136	Sherrie Sweet	5849 N Via Andada	Interior Remodel	N	N/A	N/A	Y	N/A	13-Nov-18	1-Feb-19	N/A	Completed
214	Robert Lebby	6101 E Paseo Cimarron	Rooftop Solar Panels	Y	\$150	22-Aug-18	Y	23-Aug-18	22-Aug-18	17-Dec-18	31-Dec-18	Completed
117	Robert Perkins	5945 N Paseo Ventoso	Rooftop Solar Panels	Y	\$150	16-Aug-18	Y	16-Aug-18	17-Aug-18	21-Aug-18	21-Aug-18	Completed
42	Otto Bohon	5635 E Via Arbolada	New Garage & Setback Variance	Y	\$450	28-Aug-18	Y	30-Aug-18	31-Aug-18			In work
244	Eathan Beneze	5905 N Via Serena	Rooftop Solar Panels	Y	\$150	29-Oct-18	Y	31-Oct-18	31-Oct-18	18-Dec-18	31-Dec-18	Completed
77	Bruce Babin	5726 E Paseo Cimarron	Rooftop Solar Panels	Y	\$150	23-Oct-18	Y	31-Oct-18	30-Oct-18	##### ###	19-Mar-19	TEP inspec 28 Feb
225	Omar Candelaria	6242 E. Paseo Ventoso	New Pool, Wall & Storage Shed	Y	N/A	27-Nov-18	Y	N/A	28-Nov-18	21-Apr-19	N/A	Completed
40	Les Ervin	5620 E. Via Arbolada	Driveway update and fencing			26-Feb-19	Y	N/A	27-Feb-19		N/A	Drive way completed-fencing on hold
186	Norberto Rodriquez	6110 E Paseo Cimarron	New Pool & Patio	N/A	N/A	18-Dec-18		N/A			N/A	Looking for new contractor

1 1 1	Cliff Van Handel	5819 N Paseo Ventoso	Rooftop Solar Panels	N/A	\$150	18-Dec-18	Y	23-Dec-18	19-Dec-18	26-Feb-19	6-Mar-18	Completed
9 4	Tom Prevatt	5794 Paseo Cimarron	Add a closet/ New Garage			18-Dec-18		Will be \$300 for both				Closet completed
2 1 9	Tom Botchie	5755 N Via Joyita	Attached 1-Car Garage	Y	\$300	6-Jan-19	Y	15-Jan-19	7-Jan-19	26-Feb-19	6-Mar-19	Completed
2 2 3	Wayne Beaubien	6173 E Paseo Cimarron	Rooftop Solar Panels	Y-after installation	No	No	No	No	No	##### ###	No	Never asked for approval

**Community Service:** Omar Candelaria:  
New Trash Contract

TEL NO.		FAX NO.		CONTACT		TITLE		BOARD MEMBER	
N	1	CA	0.48/32	394					
N	2	RC	0.48/32	394					
Additional trash or recycle container									
								\$4.00	\$0

Cimarron Foothills Estates signed a contract for the new trash year. Lowered the cost of the current year by 10%. Following years will increase by 7% for the next 3 years. We will no longer have the option to put out 10 additional bags. However we will have brush and bulky pickup twice a year.

Omar Candelaria will write an email message explaining changes that go into effect on June 1, 2019.

**CR&R:** Bob Linsell

Bob Linsell crafted a mistletoe letter. Question is how to best present it to the homeowners on the website. Francis Morgan will place it on the home page and elsewhere on the site for visibility.

**Roads and Medians:** Chris Pappas

Absent

**Security:** Mike Carsten

Absent (Mike Carsten's Report added in May 2019)

**March 2019 Security report:**

Alarm responses: 3

Disturbances: 0

Vacation Checks: (3/day): 23

Lost/found animals: 0

Vandalism: 0

Break-ins: 0

Solicitations: 3

Suspicious people/Vehicles 0

Other (details in CA report): 2

There is nothing significant to report for the Month of March 2019.

**Website:** Francis Morgan

Francis Morgan put the new directory on the website and notified the neighbors via email. Also posted the email directory for board members only.

Also, he got a quote from Alphagraphics for a printed copy of the directory. Omar Candelabra will get it printed.

**Old Business:**

Homeowner's neighborhood paint discount. Karen Egbert will fill out the forms for May's meeting.

The board will continue to discuss vacation checks. Board will discuss with the security company.

**New Business:****Meeting Adjournment**

Francis Morgan made a motion to close the meeting at 7:48 p.m. This was seconded by Bob Linsell. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Bob Linsell, Opposed: None  
Motion passed meeting adjourned.