

**August 22, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates**

The meeting was called to order by Larry Lewis at 6:04 p.m.

Board Member Attendees: Larry Lewis, Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Chris Pappas, Francis Morgan, Mike Carsten

Absent: Margaret Weinberg

Upcoming Dates:

June 2019 renegotiate trash service

Security dates to be submitted by Mike Carsten

President – Larry Lewis

No report

Vice President – Karen Egbert

Karen passed out meeting dates to the Board. Advised that Republic will no longer take new customers to pick up garbage pails at the home. They will grandfather members who have this service. We can negotiate in a new contract if we would like in the future.

Secretary – Margaret Weinberg

Margaret was absent at meeting. Minutes taken by Karen Egbert. The July meeting minutes were reviewed. No comments. A motion was made by Karen Egbert to approve the minutes as presented. Tom Botchie seconded the motion.

Favor: Larry Lewis, Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Chris Pappas, Francis Morgan, Mike Carsten

Opposed: None

Motion carried.

Treasurer Peter Lincowski:

Peter advised the guard expense is higher than normal but still under budget at \$1373

Peter Lincowski advised to go back several years to find out what balance has been YOY and what we are comfortable with having in the bank. Peter will collect data of last four years from Pat to give a better report at the next meeting. Peter also went to storage area.

Safety and Security Mike Carsten:

Report submitted prior to meeting. Mike advised that Christ has left but they hired another individual to take his place.

Architecture: Tom Botchie:

Lot 211 - started home addition in 2011 never received \$150 back. Finished casita. Will reach out to Pat to get better understanding

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Lot 248 Complaining party is Lot ??? samjyawook@mac.com backflush pool water on driveway as well as cutting olianders on their property, since they are flowing on their property.

Lot 126:

Wants to do a room house casita addition, Bob received email from Linda Hoffman, owner

Lot Address: 5667 N. Via Salerosa

Submitted paint colors. Tom needs to acquire paint reflective values and will give approval or denial

Lot 67: Plan approved. This is a working project

Tom submitted an excel spreadsheet of all other projects. Tom will be reaching out to confirm other projects are completed as well as refund have been completed.

CR&R – Bob Linsell

Bob advised there was a lot of interest in the driveway paving email that went out the appropriate parties (list included below). The article in the newsletter added at least 16 people that were not initially on the list to reach out to the HOA. The overall theme was that homeowners wanted to get a better deal as a community. Bob advised the companies are working with individuals to get estimates. Once they have the number of people that would like to move forward, they will offer a reduction. Names of companies are redacted from these minutes, although there are three that are being considered.

Lot 351 boat parked outside. Bob Linsell will send letter to address this issue and advise homeowners they have two weeks from date of letter to have the boat removed.

Address: 5945 Paseo Cimarron (no Lot number given) White roof complaint. Agreed that she has until end of September. He will send letter to confirm.

Roads and Medians – Chris Pappas:

Chris reported the Saguaro on Paseo Cimarron was handled. Chris wanted to confirm the medians are growing rapidly and need to be trimmed as well as the olives trees on Zarzosa. The progress with the county was discussed, including the complaints of homeowners. It was discussed we do not want to increase dues. Peter Lincowski advised to go back several years to find out what balance is year to year to find what good balance is year to year What are we comfortable with having in the bank?

Webmaster – Francis Morgan

No report

New business:

Bob suggested looking into our balance and leveraging money to buy insurance policy. Peter to report at next meeting.

Re-Election to the Board:

Board members that will be up for re-election for a 2 year position:

Larry Lewis, Karen Egbert, Mike Carsten, Francis Morgan

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This means there will be 4 positions opened. We discussed removing duties to reduce the positions if there are some not running.

A motion was made by Bob Linsell to close the meeting at 7 p.m., it was seconded by Chris Pappas

In favor: Larry Lewis, Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Chris Pappas,
Francis Morgan, Mike Carsten

Opposed: None

Motion carried.

| Cimarron HOA | | Budget Performance Report | | | | |
|--------------|--|---------------------------|-------------------|----------------------|--|----------------------|
| | | 8/31/17 | | | | |
| | | | | 134475.22 | cash at beginning of year | |
| | | Aug 17 | Budget | Jan - Aug 17 | YTD Budget | Annual Budget |
| | Income | | | | | |
| | Home Owners Fees Income | 0.00 | | 205,162.45 | 193,375.00 | 193,375.00 |
| | Transfer Fees Income | 300.00 | 150.00 | 3,150.00 | 1,950.00 | 3,000.00 |
| | Penalties/Late Fees Income | 0.00 | | 2,851.75 | 575.00 | 575.00 |
| | Fines Income | 0.00 | | 0.00 | 150.00 | 150.00 |
| | Architectural Fees Income | | | | | |
| | Architectural Fees Returned | 0.00 | -300.00 | -1,050.00 | -2,400.00 | -3,600.00 |
| | Architectural Fees Income - Other | 150.00 | 150.00 | 2,250.00 | 1,350.00 | 2,250.00 |
| | Total Architectural Fees Income | 150.00 | -150.00 | 1,200.00 | -1,050.00 | -1,350.00 |
| | Interest Income | | | | | |
| | Savings Account WF | 0.00 | 10.51 | 81.80 | 107.38 | 140.35 |
| | Interest Income - Other | 10.81 | | 10.81 | | |
| | Total Interest Income | 10.81 | 10.51 | 92.61 | 107.38 | 140.35 |
| | Total Income | 460.81 | 10.51 | 212,456.81 | 195,107.38 | 195,890.35 |
| | Gross Profit | 460.81 | 10.51 | 212,456.81 | 195,107.38 | 195,890.35 |
| | Expense | | | | | |
| | Corporate Expense | 0.00 | | 10.00 | | |
| | Accountant Expense | 0.00 | | 1,930.00 | 1,700.00 | 1,700.00 |
| | Bank Fees | 0.00 | | 20.00 | 12.00 | 18.00 |
| | Bookkeeping Expense | 216.75 | 340.75 | 6,086.10 | 5,798.25 | 8,148.25 |
| | Clerical Expense | 0.00 | | 0.00 | | 600.00 |
| | Electric Expense | 115.34 | 100.00 | 774.14 | 800.00 | 1,200.00 |
| | Guard Services Expense | 10,980.00 | 10,950.00 | 87,584.75 | 87,630.00 | 131,880.00 |
| | Insurance Expense | 0.00 | | 0.00 | | 2,300.00 |
| | Landscaping Expense | 0.00 | 920.00 | 1,570.00 | 1,345.00 | 2,020.00 |
| | Legal Expense | 0.00 | | 546.50 | 800.00 | 800.00 |
| | Meeting Expense | 0.00 | 50.00 | 204.12 | 370.00 | 450.00 |
| | Miscellaneous Expense | 0.00 | 150.00 | 0.00 | 150.00 | 650.00 |
| | Office Expense | 0.00 | | 584.14 | 450.00 | 700.00 |
| | Outside Printing Expense | 0.00 | | 35.15 | | 500.00 |
| | Postage Expense | 2.45 | 25.00 | 64.61 | 850.00 | 1,600.00 |
| | Road Expense | 0.00 | | 41.07 | | |
| | Storage Expense | 0.00 | | 0.00 | | 2,400.00 |
| | Taxes Expense | 0.00 | | 50.00 | 60.00 | 110.00 |
| | Trash Expense | 4,568.81 | 4,568.81 | 36,550.48 | 36,550.48 | 55,374.76 |
| | Total Expense | 15,883.35 | 17,104.56 | 136,051.06 | 136,515.73 | 210,451.01 |
| | Net Income | -15,422.54 | -17,094.05 | 76,405.75 | 58,591.65 | -14,560.66 |
| | | | | 210,880.97 | | |
| | WF Checking | | | \$ 17,065.65 | | |
| | WF Savings | | | \$ 194,340.32 | | |
| | Ending Cash on Hand | | | \$ 211,405.97 | | Cash on Hand |
| | | | | \$ (525.00) | Difference=525.00 Dues paid in advance.(Lot 322) | |

SAFETY & SECURITY REPORT

For the month of **August 2017**, the following items were reported by Central Alarm:

| | |
|------------------------------|----|
| Alarm Responses | 0 |
| Disturbances | 0 |
| Vacation checks (3/day) | 31 |
| Lost/found animals | 0 |
| Vandalism | 0 |
| Break-ins | 0 |
| Solicitations | 0 |
| Suspicious people/vehicles | 0 |
| Other (details in CA report) | 0 |

There is nothing significant to report for the Month of August, 2017. Most of the activity was vacation checks. I have left two messages with Central Alarm, in an attempt to set up a meeting to discuss some expectations that we have with Central Alarm as a security Company. I will try again tomorrow morning (9/25/17) to see if I can get in contact with a supervisor.

Mike Carsten

| | | | | | | | | | | | | | |
|--------------------------------|--|----------------|---------------|----------------|----------------|-----------------|-----------------|---|--|--|--|--|--|
| | | | | | | | | | | | | | |
| Cimarron HOA Collection Report | | | | | | | | | | | | | |
| 9/1/17 | | | | | | | | | | | | | |
| | | Current | 1 - 30 | 31 - 60 | 61 - 90 | > 90 | TOTAL | | | | | | |
| 074 Bartlett, Allan | | 0.00 | 0.00 | 96.63 | 79.86 | 748.60 | 925.09 | Mail has not been returned. Have had no response. | | | | | |
| 122 Rendon, Richard | | 0.00 | 0.00 | 87.91 | 79.91 | 607.18 | 775.00 | I spoke to him last week. He was out of the country and our email contact was incorrect. He is mailing a check. | | | | | |
| TOTAL | | 0.00 | 0.00 | 184.54 | 159.77 | 1,355.78 | 1,700.09 | | | | | | |