

**Cimarron Foothills Homeowners Association
Meeting Minutes
December 15, 2015**

In Attendance: John Carlson, Andrew Deeb, Steven Hamblin, Karen Lincowski, Francis Morgan, Peter Nestler, Chris Pappas

Guests: Michael Carsten (lot 139), Peter Lincowski (lot 364)

1. **Approval of December 2015 Meeting Minutes.** Motion to accept was made by Larry Lewis; second by Karen Lincowski; vote: approved (unanimous).

2. **Presidential Affairs – John (Jac) Carlson**

- New Board Members: Michael Carsten (lot 139) decided to run as a candidate for the board in addition to the incumbents. Ballot input is due by December 16, 2016.
- Election results will be reviewed at the next board meeting January 19, 2016 and announced at the annual meeting on January 30, 2016.
- There is the need to extend the board by one member, the specific tasks will be reviewed and assigned in the board meeting February 2016: Motion: Steven Hamblin, second: Francis Morgan, vote: approved (unanimous).

3. **Security Chair – Andrew Deeb**

SAFETY & SECURITY REPORT

For the month of **November 2015**, the following items were reported by Central Alarm:

Alarm Responses	4
Disturbances	1
Vacation checks (3/day)	38
Lost/found animals	0
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	4
Other (details in CA report)	0

Disturbance was loud music coming from parked car. Alarm checks were doors open or false alarms. Suspicious vehicles (3) were workers, and one suspicious person check was reported, but nobody was seen by the guards.

4. Community Relations – Larry Lewis

Planning the annual meeting:

- Room is reserved
- Francis will prepare the presentation, contributions are due by the evening of January 17; slides will be reviewed on January 19 at the board meeting.
- Larry Lewis will coordinate food and snacks.
- Jac Carlson will bring coffee and juice.
- Directional signing: to be put up by Chris Pappas.
- Cornelia Nestler: budget printouts, sign-in sheets, plates, napkins.
- Sheriff's office participation has been confirmed.

5. Architectural Aspects – Steven Hamblin

- Lamp Post lights: Homeowners will be notified through the newsletter that mailbox lights must be in good condition and in working order. During the months of January and February, guards will assemble a list of homes with non-functioning mailbox lights. List will be reviewed in February 2016 meeting and actions will be decided upon at that time.
- Driveways: n Hamblin will present a list at the February meeting of driveways in significant disrepair ("non-sealed surface"). All board members should notify Steven of observed driveways. List will be reviewed in February 2016 meeting and actions will be decided upon at that time.

6. Treasurer's Report – Peter Nestler

Budget Status (November 30, 2015)

	November 15	Budget	Jan – Nov 15	YTD Budget
Income	607.73	314.00	200,239.75	201,666.00
Expenses*	18,3893.19	15,655.81	183,418.98	184,726.29
Net	-17,781.46	-15,341.81	16,820.77	16,939.71

Cash Balances

Wells Fargo Checking	2,225.19
Wells Fargo Saving	<u>154,522.06</u>
	156,747.25

We finished the month of November with a loss of \$17,781.46, compared to a budgeted loss of \$15,341.81. For the year, we have a net budget loss of \$118.94.

**The budget difference for the month is caused by the insurance premium for the year 2016, which was budget for December.*

Outstanding Dues/Fines Status as of November 30, 2015

Lot 044 (Travis, Doyle)	25.00	Trash Reinstated, will be placed on 2016 invoice
Lot 092A (Kraus, Lawrence)	540.00	
Lot 227 (Wrae, Natasha)	300.00	Fine for Unauthorized Construction

All outstanding balances will be invoiced with the 2016 Annual Fees invoice.

Lot 227: A 10% interest (and repeated annually) will be assessed if fine is not paid with 2016 invoice until paid. Motion: Peter Nestler, second: Andrew Deeb, unanimous approval.

Budget 2016 will be voted upon in January 2016 meeting.

7. CR&Rs – Karen Lincowski

Lot 210: white roof coating allegedly corrected needs to be confirmed. *Post meeting note: visual inspection indicated that roof color was toned down.*

Lot 286: white roof coating allegedly corrected needs to be confirmed. *Post meeting note: White roof coating persists, still in violation.*

Lot 303: homeowners responded question visibility of roof and asking for additional time to correction. *Post Meeting: this seems to be the wrong lot number, neighboring lot to the west has white coating, lot 256.*

8. Webmaster – Francis Morgan

2015 Newsletter

- Final correction due on December 16, 2015, final version will be prepared on December 16, 2015 to be submitted to Alphagraphics for ASAP printing.
- Printed newsletters and postcards will have to be transferred to EIDonna Eckhart immediately after completion of printing.

Directories: will be updated in 2016. No printed directories will be available; there will be an electronic version only. Currently we experience a turn-over of 14 lots per year.

Budget: copies of the approved budget will be available at the Annual Meeting.
Printing will be coordinated by Cornelia Nestler.

Meeting Adjourned: 7:30 pm