

**December 19, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates**

Board Member Attendees: Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Francis Morgan, Margaret Weinberg,

Visitor: Pavlo Krokahmal

Absent: Larry Lewis, Chris Pappas, Mike Carsten

Upcoming Dates:

June 2019 renegotiate trash service

Security dates to be submitted by Mike Carsten

Domain renewal May 2018

Sept: Send nomination letter in Sept.

November review the security service

President – Larry Lewis absent

The meeting was called to order by Karen Egbert at 6:00 p.m.

Visitor's concern: Samba homes rep asked for approval of an exterior light. There was a miscommunication and the homeowner asked how the larger light (43 in.) would work as the mailbox light. The light would be a stand alone next to the mailbox. Modern fixture in appearance. The CR&Rs are vague. The numbers must be lit up to be readable on the mailbox. The box would be separate and near the light. Checking prior board decisions to confirm if this would work, on the website under architecture. Must submit plans to architecture committee. Must conform with the USPS regulations. Must display the street number and be legible. Must operate from dawn to dusk. Colors much be acceptable. Requires board review.

Karen Egbert made a motion to keep the dues the same for 2018. Mike Carsten seconded it. In favor: Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Francis Morgan, and Margaret Weinberg

Opposed: None

Motion carried.

Larry Lewis is working on the presentation for 2018.

We will be presenting before and after photos of the trimmed medians.

Francis Morgan will send out last year's presentation so that we know what portion we need to edit for our section.

Bob Linsell will include photos of damaged driveways in need of repair.

The more photos the better.

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Mike Carsten will check on the possible sheriff talk about security and safety. (need to check with Mike, absent tonight.)

Discussed possibly presenting the guard service members with gift certificates at the annual meeting.

Vice President – Karen Egbert

Jac Carlson, former board president, notified the board about possible misperception concerning asking for nominations in Sept. 2017. The board agreed that in the future to send a separate email to ask for nominations to prevent any confusion and ensure that all interested residents have the opportunity to run for the board.

January Annual Meeting advance planning and task assignments

Room is reserved. Each member will present a summary of their tasks.

Scheduling concerns for communications to be addressed.

Board agreed to a color guard presentation by Girl Scouts at the annual meeting.

Discussed the possibility of sending out a notification to remind neighbors about when the trash schedule is different. Decided that wasn't necessary.

Secretary – Margaret Weinberg

Minutes taken by Margaret Weinberg. The November meeting minutes were reviewed. A motion was made by Bob to review the minutes. Karen seconded the motion.

In Favor: Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Francis Morgan, Margaret Weinberg and Opposed: None
Motion carried.

Minutes were approved with corrections.

Discussed editing the minutes concerning CR&R communications procedures and fines schedule.

Still collecting info for the newsletter, including articles of interest.

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Treasurer – Peter Lincowski:

Year to date budget has been as expected. We were notified that the guard service is going up \$2 an hour so the annual projection for guard service goes up to \$144,166 in 2018 causing a additional deficit of \$24,000. Discussion ensued around an extra charge for homeowners requesting extra vacation checks well above average.

Bob Linsell made a motion to table the discussion for next year. Karen Egbert seconds.

Francis Morgan makes an amendment to present it in the January meeting. Tom Botchie seconded it.

In Favor: Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Francis Morgan, Margaret Weinberg and Opposed: None

Motion carried.

Security contract is updated and can change every year.

Can reduce landscaping budget by \$2000.

Suggest charging members for excessive vacation checks to offset the cost.

We will table the vote on the budget.

Peter will present the updated P and L.

Peter informed us we could probably get a better price for tax accounting. He will explore further.

Safety and Security Mike Carsten

Mike Carsten absent

Board discussed that Karen Egbert's car (and other neighbors as well) was rifled through. Her neighbor talked to the sheriff department. Mike was concerned that he wasn't called by the security company after they were notified.

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Architecture – Tom Botchie:

Lot 293 In work: Garage construction and setback variance has conditional approval. Construction in progress.

Lot 272 Closed: New addition to home.

Lot 67: In Progress: Back yard remodel

Lot 126 In Progress: New addition to home.

Lot 209: Delayed construction. Neighbors are angry and has been 2 years. We will send a letter. Bob Linsell will send the letter from the board. (CRandR violation) Possible fine. We need to know about any official conversations. We need to officially warn the owner. Karen Egbert suggests a letter sent with CR&Rs and fine schedule notifying him he needs to comply.

Tom Botchie expresses concern with the 6 month deadline for construction.

Lot 238 Solar panels approved to start in December. Tom Botchie will collect money.

Lot 281: Building a new garage. Collected the money for new construction approval. Wants to get conditional approval from the board if the County approves. Larry Lewis makes a motion for a pending approval Karen Egbert seconds board grants conditional approval to move forward if the County approves. Board still needs the neighbor feedback forms for final approval (final approval via email.)

Lot: 345: In Progress: Solar panel installation.

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CR&R – Bob Linsell

Bob Linsell is soliciting pricing from 3 companies for pending collective driveway repairs. The neighbors will make the final decision on company to do the work.

Lot 305 was cleaned up as requested.

Lot 351 Dog barking complaint (renters occupy the house.) Bob Linsell hand delivered a letter to the homeowner and spoke to her in person. She doesn't believe the dog barking is a problem. Bob Linsell told them they need to do something about the dog barking. The dogs are large and imposing. The renters said they are moving by Feb 15.

Lot 196: Mistletoe trimming request. Bob Linsell will confirm if the tree has been removed.

Lot 226 Neighbor has had a storage trailer parked in their driveway for the last year. Bob Linsell will follow up the complaint.

Address: 5945 Paseo Cimarron (no Lot number given) Had a fire and when they redid the house the repaired part is the correct color but the old portion of the roof is white. Agreed that she has until the end of September to repaint the old portion of the roof that is the wrong color. Bob Linsell will send a letter to confirm the agreement.

Roads and Medians – Chris Pappas (absent):

Board discussed showing possible before and after photos of median work at the Annual Meeting.

Webmaster – Francis Morgan

Francis Morgan is providing a photo to be presented to neighbor Ms. Nisbit.

Per last month's decisions:

Slide show of annual meeting will be done by Larry Lewis.

New business:

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

A motion was made by Karen Egbert to close the meeting at 7:27 p.m., it was seconded by Peter Lincowski. The board unanimously approved.