

## **December 18, 2018 Homeowner Meeting Minutes Cimarron Foothills Estates**

**Board Member Attendees:** Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Chris Pappas, Tom Botchie, Mike Carsten

**Absent:** Bob Linsell

**Upcoming Dates:**

**January Meeting: January 15, 2019**

**Annual Meeting: January 26, 2019**

**February Meeting: February 26, 2019**

**March Meeting: March 26, 2019**

**April Meeting: April 23, 2019**

**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.**

The Meeting was called to order at 6:03 by Karen Egbert. There was a motion by Chris Pappas and second by Mike Carsten.

In favor: Peter Lincowski, Margaret Weinberg, Francis Morgan, Mike Carsten, Omar Candelaria

Opposed: None

Motion passed

**Secretary:** Margaret Weinberg

Meeting minutes were reviewed. Tom Botchie made a motion to approve as amended. Omar Candelaria seconded.

In favor: Peter Lincowski, Margaret Weinberg, Francis Morgan, Chris Pappas, Mike Carsten, Karen Egbert

Opposed: None

Motion passed

Francis Morgan requested that his photos be labeled as copyrighted in the newsletter.

Margaret Weinberg will be working on the newsletter to be completed before Christmas.

**Acting President:** Karen Egbert

Established there is a quorum.

Next year's Board: Discussion ensued regarding number of Board members. It was decided to keep the Board at 9 members.

Omar Candelaria as a replacement for Larry Lewis will begin with the board position of Community Relations. Omar Candelaria will meet with Karen Egbert to go over responsibilities. The board will revisit duties in February 2019.

**Vice President/Community Services:** Karen Egbert

Annual meeting status: we will serve coffee and refreshments outside.

Food budget: \$150. (Karen Egbert will check to confirm the amount from last year.)

Karen Egbert will bring 3 tables for food service. Omar Candelaria can bring additional if necessary.

Francis Morgan will produce the powerpoint slide show. He needs the slide information by January 8th. He will produce the finished project by the January 15th meeting for show and final edits

Margaret Weinberg has sent finalized ballot and welcome letter to Pat Stoll.

Pat Stoll to print billing invoices with envelopes and ballots. (Envelopes to be used from last year.)

Newsletter. Needs to be completed ASAP. Everyone will get an article to Margaret. DEADLINE IS DECEMBER 7<sup>TH</sup>.

**Treasurer:** Peter Lincowski

Peter Lincowski checked with the insurance company about providing the names of current board members. The insurance company informed him that individual names are not necessary for the policy.

Still have one outstanding dues not paid. Owner was sent a warning letter about fines if not paid in full.

Guard service expense has increased for the year by .50 per hour.

Rental Fees income: Pat Stoll may need to keep on top of rental income to make sure we receive our due income.

Omar Candelabra may need to be added to the insurance. Peter Lincowski to reach out to insurance company. Insurance company said this isn't necessary but we submitted a list for their records.

See profit and loss budget performance file.

Chris Pappas makes a motion to approve the budget statement Tom Botchie seconds the motion. In favor: Peter Lincowski, Omar Candelaria, Karen Egbert, Francis Morgan, Mike Carsten, Margaret Weinberg

Opposed: None

Motion passed.

**Architecture:** Tom Botchie

Lot 136 – Interior remodel: but will be doing exterior replacing steps. In progress. No checks required expected finish date: Feb 19, 2019

Lot 274 – Solar panels completed.

Lot 42 – New Garage and Setback variance approved and construction is in work.

Lot 225 – Construction approved by Pima County. Board has already preliminary approval based on conditional approval from city. Tom Botchie made a motion to approve plans, seconded by Mike Carsten. In favor: Peter Lincowski, Karen Egbert, Francis Morgan, Chris Pappas, Omar Candelaria, Margaret Weinberg

Opposed: None

Motion passed

186 – New pool and Patio Tom Botchie moves for conditional approval tonight by the board followed by final approval for the pool and patio once he has a pima county building permit. Chris Pappas seconds the motion. All in favor: Peter Lincowski, Karen Egbert, Francis Morgan, Omar Candelaria, Mike Carsten and Margaret Weinberg

Opposed: None

Motion passed

Lot 111 solar approved

Lot 94 adding a closet and garage. \$300 standard addition fee approved. Tom Botchie made a motion to approve plans, seconded by Margaret Weinberg. In favor: Peter Lincowski, Karen Egbert, Francis Morgan, Chris Pappas, Omar Candelaria, Mike Carsten

Opposed: None

Motion passed

Realtor putting up signs out at Wilmot which is blocking the view for drivers. Tom Botchie has reached out to the realtor to move the sign so that it isn't a safety hazard.

Via Email: Lot 219 5755 N Via Joyita. New construction of a 1-car attached garage. Tom Botchie made a motion to approve the new construction. Margaret Weinberg seconded the motion. In favor: Bob Linsell, Francis Morgan, Omar Candelaria, Peter Lincowski. Opposed: None. Motion Passed

**CR&R: Bob Linsell- Absent**

He is working on updating HOA guidelines. It is suggested Bob will check out a street in frequent violation.

AirBnB collection question. Suggested Pat Stoll keep track by watching the AirBnB website for rental status to make sure we receive payment. She should check 1 time a month to contact the homeowners about their payment and completed forms. Suggested the security company can check the residents to confirm we have their information. Karen Egbert and Francis Morgan will write up guidelines for Pat Stoll.

Long term rental paid per rental. Question, per year or just once per tenant? Karen Egbert will check with former president Larry Lewis for info.

**Road and Medians:** Chris Pappas

Nothing new to report.

**Security:** Mike Carston

See report provided by Mike Carsten

Action items: new contract is being examined

28 vacation checks

3 alarm responses

1 suspicious person

**Old Business:**

Francis Morgan wanted to discuss 75% to change CR&Rs. Suggested incentive to use money in bank 6 months balance in bank to give refund for next year.

According to CR&Rs they terminate in 2006 and automatically renew every 10 years. Discussion whether or not we should talk to a lawyer about terminating the CR&Rs and changing them.

Discussion methods of getting 75% of the vote in favor one way or the other.

Tom Botchie makes a motion to ask a lawyer about spending \$500 to see if we can update our CR&Rs. Not seconded. Is tabled to January. Chris Pappas will research with other HOAs/management companies to fact find updating our CR&Rs.

Francis Morgan will clarify for the minutes his suggestions for changing the CR&Rs.

**New Business:**

Honoring Larry Lewis' volunteer service. Will probably hold at Risky Business. In the past we have offered a gift for service. Discussion will continue.

Suggested to ask a former board member if we could have it during his party.

Tom Botchie made a motion to close the meeting at 7:35 p.m. This was seconded by Omar Candelaria. In favor: Peter Lincowski, Karen Egbert, Francis Morgan, Chris Pappas, Mike Carsten, Margaret Weinberg

Opposed: None

Motion passed, meeting adjourned.