

**February 26, 2019 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

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

**Absent:**

**Upcoming Dates:**

**March Meeting: March 26, 2019**

**March 14 6:00-7:30 at Riskys for Larry's retirement party**

**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 6:11 by Francis Morgan. There was a motion by Francis Morgan, and seconded by Omar Candelaria.

In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell, Chris Pappas, Mike Carsten

Opposed: None

Motion passed

**Secretary:** Margaret Weinberg

Meeting minutes were reviewed. Francis Morgan made a motion to approve as amended. Peter Lincowski seconded. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell, Chris Pappas, Mike Carsten

Opposed: None

Motion passed

Annual Meeting minutes were reviewed. Bob Linsell made a motion to approve. Mike Carsten seconded.

In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell, Chris Pappas, Mike Carsten

Opposed: None

Motion passed

Pat Stoll needs to reorder #9 and #10 envelopes. This is in progress.

**Acting President:** Karen Egbert

Established there is a quorum.

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

Complaints to Republic are not being addressed in a timely manner. Concern is that neighbors are not properly asking about the correct contract. Decision to put Brian Gonzales' email and phone number on the website for a more prompt response from Republic. Karen Egbert will get Brian Gonzales' contact info and send it to Francis Morgan to put on the website.

Karen Egbert requested bids from other trash collection companies. Other bids were too high. Will continue service with Republic.

**Treasurer:** Peter Lincowski

See profit and loss budget performance file to date. We are running on track as expected for income.

Still have one outstanding dues not paid. Owner is on a payment plan. Concern about 10% monthly late fee. Research is needed to confirm an appropriate amount (reasonable/acceptable.) Owner wants to set up a payment plan for 2019 and is hoping to add previous owed balance from 2018 to pay off the debt. Owner is paying as arranged.

In February Bob Linsell made a motion for 2019 onward that we charge a 24% APR late fee on the existing balance and a \$15 per month bookkeeping fee. Motion passed

Question about late fees notification. We will post the late fee amounts on the website.

Question about liens as possible for getting annual dues payment. Will speak with a lawyer for details.

Cost of January annual board meeting is estimated as under budget. Surplus will be used for monthly board meeting room rentals.

Long term rental fee of \$25 is to be paid per tenant. Francis Morgan will put together step by step instructions for Pat to monitor for rentals monthly.

Lot 91 homeowner will pay monthly payment of \$50. Omar Candelaria made a motion to allow payment plan Mike Carsten is seconded it. Motion passed

**Architecture:** Tom Botchie

Lot 136 – Interior remodel and replacement of exterior steps. Completed.

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

Lot 225 – Construction in progress. Expected completion early March.

Lot 77 – Solar in progress.

lot 234 installed roof completed

Lot 40 – Driveway change in progress. Wants to build Gabion fence (rock wall.)

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

Opposed: Karen Egbert

Motion passed

Lot 186 – New pool and Patio. Drawings were approved, but builder has been fired. Homeowner is in search of another builder.

Lot 111 – complete

Lot 94 – Adding a closet and garage. Complete.

Lot 219 – New construction of a 1-car attached garage Complete

### **CR&R: Bob Linsell**

Lot 182 complaints about landscaping and downed trees. Bob Linsell learned of complaints. Tom Botchie forwarded info to Bob Linsell. Bob Linsell spoke with the homeowner concerning the issues. Homeowner acknowledged the work that needs to be done. He stated he would take care of the work. If in 2 weeks, it has not been done, Bob Linsell will send a letter to the homeowner with an official warning and a 15 day deadline.

Bob Linsell is working on updating HOA guidelines.

Question of where to put guidelines. Will be added to the website. Wording to clarify that it applies to all phases.

Omar Candelaria is making a motion to post the guidelines to the website. Francis Morgan seconds. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell, Chris Pappas, Mike Carsten

Opposed: None

Motion passed

### **Road and Medians: Chris Pappas**

Maintenance and cleaning/spraying of the medians.

Still no response about potholes that Chris Pappas has brought to the county.

Question about mistletoe. Complaints about mistletoe are not a concern for the board. The board can not fine neighbors about it. Bob Linsell will draft an informative letter about mistletoe for education only and present it for approval at the March 2019 meeting.

### **Security: Mike Carsten**

2 suspicious people sited in the neighborhood. 1 Suspect was attempting to open door handles.

a neighbor was concerned about an unknown person in the neighborhood.

30 vacation homes checks were completed.

Question about vacation checks for people that live elsewhere for part of the year (snow birds.) Charging homeowners directly for time periods later than a month. Possible opportunity to save money and time concerning our contract. Mike Carsten will contact Jerry Speagle about consideration.

Website: Francis Morgan

Francis Morgan needs the database to update the website. He reached out to Pat Stoll for the information.

**Old Business:**

**New Business:**

Honoring Larry Lewis' volunteer service. Will hold at Risky Business. In the past we have offered a gift for service. We will discuss with Larry Lewis about appropriate dates.

Board member position changes. Karen Egbert will be president, Omar Candelaria will serve as Vice President and Environmental Services head. Everyone else will serve in their current positions.

The board will continue to discuss vacation checks.

Mike Carsten 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, Tom Botchie, Bob Linsell, Chris Pappas, Mike Carsten

Opposed: None

Motion passed, meeting adjourned.