

Cimarron Foothills Homeowners Association
Meeting Minutes
January 19, 2016

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

Guest: Michael Carsten (lot 139)

1. **Approval of December 2015 Meeting Minutes.** Motion to accept was made by Steven Hamblin; second by: Chris Pappas; vote: approved (unanimous).

Future Post Meeting Notes: it was agreed that amendments should be noted at the end of the minutes instead of the respective topics.

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

- Annual Meeting: Agenda, schedule, and slides were reviewed and discussed.
- Ballot Results: Karen Lincowski, Francis Morgan, Larry Lewis were re-elected, Michael Carsten was elected as new board member.

3. **Security Chair – Andrew Deeb**

SAFETY & SECURITY REPORT

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

Alarm Responses	1
Disturbances	0
Vacation checks (3/day)	40
Lost/found animals	0
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	3
Other (details in CA report)	1

Other/Misc: Smoke from BBQ. Suspicious people, one was gas meter man

4. CC&R's Karen Lincowski

- Lot 55
Complaints regarding this home and potential parties by young people. Police were called, but we are not aware of police report filing. A drive-by did not reveal anything eskew.
- Lot 303 (should be Lot 256)
White roof on lot Lot 303 was erroneously noted before, the home with the white roof is Lot 256. Homeowners need to be notified.

Lot 286

White roof coating not corrected. A fine of \$150 will be imposed.

Motion: Peter Nestler, second: Larry Lewis, vote: approved (unanimous).

- Discussion of fine amount for unlit lampposts. Lights have to be in working order on March 31st as announced in the Newsletter which serves as notification to homeowners. Homeowners will be notified on April 1st, 2016 of non-working lights and will be invited to the April 19th board meeting for discussion of the cases. An initial fine of \$100 will be imposed for lots with non-functioning lights as of March 31st. Motion: Larry Lewis, second: Francis Morgan, vote: approved (unanimous).

5. Architectural Review – Steven Hamblin

- Review Lot 272
Long Reality agent Vinny Yackanin paint color approval – still need written request from legal owner.
- Driveway repairs will be addressed after the initiative on getting mailbox lights into compliance.

6. Treasurer's Report – Peter Nestler

Budget Status (December 31, 2015)

	<u>December 15</u>	<u>Budget</u>	<u>Year 2015</u>	<u>YTD Budget</u>
Income	7.11	164.00	200,246.86	201,830.00
Expenses*	18,213.47	19,402.81	201,632.45	204,129.10
Net	-18,206.36	-19,238.41	-1,385.59	-2,299.10

Cash Balances

Wells Fargo Checking	2,091.72
Wells Fargo Saving	<u>136,449.17</u>
	138,540.89

We finished the month of December with a loss of \$18,206.36, compared to a budgeted loss of \$19,238.41. For the year, we have a loss of \$1,385.59.

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.

2016 Budget: Budget proposal was approved as provided.

7. Webmaster – Francis Morgan

- Presentation for Annual Meeting: Deadline for feedback on slides January 25th.

Meeting Adjourned: 7:35 p.m.

Next Meeting: February 23, 6:00 p.m.