

**January 16, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

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

Visitor: Pat Stoll, bookkeeper

Absent: 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 –**

The meeting was called to order by Larry Lewis at 6:05 p.m.

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. Requested that everyone approve the presentation page by page.

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

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

Mike Carsten arranged for a sheriff to talk about security and safety.

Discussed possibly presenting the guard service members with gift certificates at the annual meeting. It was decided that they would be presented their gift certificates of \$100 each, but not during the annual meeting.

**January 16, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**Vice President – Karen Egbert**

January Annual Meeting advance planning and task assignments

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

Question is what is the budget for food for the annual meeting. Should we bring the Starbucks or a percolator. Not sure of the cost of Starbucks. Karen Egbert will get the food and coffee and within budget. Starbucks coffee was decided.

Karen Egbert requests that we help her set up. She will make the purchases.

Peter Lincowski will make copies of the budget and bring them for distribution to the meeting. Margaret Weinberg will assist with neighbor sign in.

Larry Lewis is completing the power point.

Norma Niblet — Karen needs to add the photos of Norma for the presentation.

Distinguished Cimarron Foothills Resident award... “In recognition of long-time active member” Will include the photo comparison in the presentation.

Girl Scouts will have color guard presentation. Karen Egbert is getting them prepared. They will lead the pledge of Allegiance.

Mike Carsten is expecting a call back about the Sheriff presentation. Is expecting an affirmative.

Homeowner Steve Sheckel expressed concern via email about trash bag removal. He talked to the driver who said Republic didn't need to remove individual trash bags not in the can. Karen forwarded the email about this to Republic. Karen Egbert confirmed that they will pick up properly bagged trash when they are doing the regular can pick up so long as the bags are easy to throw into the truck. The company will educate all the drivers.

**Secretary – Margaret Weinberg**

Minutes taken by Margaret Weinberg. The Dec meeting minutes were reviewed. A motion was made by Larry Lewis to review the minutes. Bob Linsell seconded the motion. The minutes were approved without corrections.

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

**January 16, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**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 \$5600.00

Last year's over net gain was \$6283.

Dues we will run at a slight deficit but not increase.

Larry Lewis requested a dollar comparison from last year to this year for a side by side comparison to present at the annual meeting. Peter said this was doable and he would adjust it for the meeting.

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

Karen Egbert makes a motion Mike Carsten seconds it to a accept the budget as presented. In Favor: Peter Lincowski, Tom Botchie, Bob Linsell, Francis Morgan, Margaret Weinberg, and Opposed: None  
Motion carried.

**Safety and Security Mike Carsten**

Spoke with Rincon sheriff office about sending a deputy to talk at meeting and about neighborhood security to discuss safety and awareness.

Tom Botchie suggested the guards could come to the meeting and be recognized.

Karen noted that they have received gift cards in previous years. Decided to give them their gift cards separately and not part of the annual meeting.

Tom Botchie made a motion to present gift cards to the guards. Larry Lewis seconded it.

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

Motion carried.

**January 16, 2017 Homeowner Meeting Minutes**  
**Cimarron Foothills Estates**

**Architecture – Tom Botchie:**

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

Lot 67: In Progress: Back yard remodel

Lot 126 In Progress: New addition to home.

Lot 209: Delayed construction. Neighbors are angry because it has been under construction for 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.

Letter has not been sent out yet. Bob Linsell will do it asap. Karen Egbert informed Bob Linsell that there is a sample letter on the website to use for drafting the letter.

Owner is complaining that they paid \$150 for paint approval but there is no fee for paint approval. It needs to be reimbursed.

Pat Stoll offered that she can write a letter informing neighbors that are owed a refund for completed, approved work. She will arrange to refund money to those due a refund.

Lot ??? Fence concern: A neighbor complained about an unattractive/temporary fence installed to keep the owners cat safe. Tom Botchie suggested a stucco wall. The owner complains that that their temporary fence does comply with the CR&RS although it doesn't. Owner expressed his anger about the situation.

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.

Lot 259 Roof top solar panel installation. Closed.

**January 16, 2017 Homeowner Meeting Minutes**  
**Cimarron Foothills Estates**

**CR&R – Bob Linsell**

Lot 255 Canoe and motorcycle in his driveway. Motorcycle is fine but canoe and junk should be removed.

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. Larry sent a letter requesting it's removal. Karen Egbert reminds us that we can't force neighbors to remove mistletoe.

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.

Lot 95 owner died, property flooded. Jack Carleson, neighbor, is unhappy with the disrepair of the property. The daughter is now responsible. She took over the property and business and may lose the house to the bank. Storage pod is an eyesore for the neighbors. Larry Lewis proposes talking to the owner. Karen Egbert says we should give her deadline and threaten fines to get the storage pod removed. Bob Linsell will send a notice of violation. If it goes back to the bank, then the bank will be responsible for cleaning it up and/or paying the fine. Bob Linsell will copy Pat Stoll about the action.

**January 16, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**Roads and Medians – Chris Pappas**

Chris Pappas is concerned about negative feedback about the cleaning up of the medians.

Board acknowledges we can't relieve any concerns about neighborhood road conditions because they are public roads and the neighborhood isn't responsible for repairing them. It's up to the county to maintain them and we've done what we can to facilitate it with the county. It is out of the board's hands.

Chris Pappas presented rocks to replenish the medians. Cost is \$2065

Tom Botchie made motion to go forward with the rock replenishment of the medians. Bob Linesell seconded it. All in Favor: Peter Lincowski, Tom Botchie, Bob Linsell, Francis Morgan, Margaret Weinberg, and Opposed: None  
Motion carried.

**Webmaster – Francis Morgan**

Pat Stoll has been updating the neighborhood database.

Francis Morgan requested incentives to come to the meeting. Will announce to neighbors via email about the sheriff attending.

**New business:**

Pat Stoll needs to order new checks for Quickbooks. Karen Egbert suggested Wells Fargo for \$1 a check. Stating it's cost effective if the number of checks written a year is less than 10. Chris Pappas suggested getting the checks to print as needed. Can be purchased at any office supply store. He states it's cheaper than ordering new business checks. Pat Stoll will explore these options for the most reasonable and effective solution.

Pat Stoll says checks are coming in steadily for dues.

A motion was made by Larry Lewis to close the meeting at 7:30 p.m., it was seconded by Peter Lincowski. The board unanimously approved.