

January 15, 2019 Homeowner Meeting Minutes Cimarron Foothills Estates

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

Absent: Chris Pappas, Mike Carsten

Upcoming Dates:

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 6:11 by Karen Egbert. There was a motion by Karen Egbert, and seconded by Omar Candelaria.

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

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, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell

Opposed: None

Motion passed

Acting President: Karen Egbert

Established there is a quorum.

Vice President/Community Services: Karen Egbert

Discussion about slide presentation for the 2019 Annual meeting.

Annual Meeting status: meeting is confirmed. We will serve coffee and refreshments outside.

Food budget: \$150.

Girl Scouts will make signs to let homeowners know they can not bring in their food and drinks.

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

There will be a Girl Scout color guard present at the Annual Meeting.

Francis Morgan will produce the powerpoint slide show. He will produce the finished project incorporating final edits for the Annual Meeting.

Karen Egbert requested bids from other trash collection companies. All competing bids were approximately 5% higher. Still in negotiation with Republic. Republic contract specifies a 2% renewal increase. Karen Egbert is negotiating a reduced increase because of 2018 service issues with Republic.

Concern about people emailing the ballot. For future ballots we will specify that ballots must be mailed to be legally binding.

On the mailing, we will leave off the Zip code+4 last 4 digits. Some homeowners didn't receive their mailing because their zip code didn't use the same +4 digits.

Pat Stoll mailed the billing invoices with envelopes and ballots. Envelopes were used from last year. New envelopes need to be ordered for 2019.

Newsletter was emailed the first week of January 2019.

Treasurer: Peter Lincowski

See profit and loss budget performance file.

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.

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. Omar Candelaria seconded it. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell

Opposed: None
Motion passed

Lot 308 Omar Candelaria made a motion to add current dues + 2018 late fees and put the homeowner on a payment plan. Tom Botchie seconded. Peter Lincowski and Karen Egbert abstained. In favor: Omar Candelaria, Margaret Weinberg, Francis Morgan, Tom Botchie, Bob Linsell

Opposed: None
Motion passed.

Architecture: Tom Botchie

Lot 136 – Interior remodel and replacement of exterior steps. In progress. No checks required. Expected completion date: Feb 19, 2019.

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

Lot 225 – Construction in progress.

Lot 77 – Solar in progress.

Lot 40 – Driveway change in progress.

Lot 186 – New pool and Patio starts in February, 2019.

Lot 111 – Solar approved.

Lot 94 – Adding a closet and garage. In progress.

Lot 219 – New construction of a 1-car attached garage in progress.

CR&R: Bob Linsell

He is working on updating HOA guidelines.

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

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

Absent

Nothing new to report.

Security: Mike Carsten

Absent

Incident on Via Girsol. Email sent concerning a car spotted in a drive way that didn't belong to a neighbor. Security concern and homeowner request that we use our email and send a warning to the neighborhood. Board believes it is the job of security or the sheriff's department, not the board of directors.

Old Business:

Francis Morgan wanted to discuss 75% to change CR&Rs. Francis Morgan suggests that we table the subject indefinitely because of the expense and difficulty.

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.

Francis Morgan made a motion to close the meeting at 7:48 p.m. This was seconded by Omar Candelaria. Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell

Opposed: None

Motion passed, meeting adjourned.