

**July 25, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates**

NEXT MEETING – August 22, 2017—at the school Catalina Foothills High School

Upcoming Dates:

June 2019 renegotiate trash service

Negotiate security contract date TBD—Larry will send it to Mike

Larry Lewis brought the meeting to order at 6:00 p.m.

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

Absent: Mike Carsten

Other Attendees, none

Secretary – Margaret Weinberg

Margaret Weinberg took meeting minutes.

President – Larry Lewis

First order of business was to call the meeting to order once a quorum (five members) is in attendance.

2nd order of business was to review and edit Meeting Minutes from April 25, 2017 Board meeting and call for a vote to accept the minutes as read and or corrected. A motion was made by Karen Egbert and seconded by Tom Botchie.

In favor: Larry Lewis, Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Chris Pappas, Margaret Weinberg and Francis Morgan

Opposed: None

3rd order will send copies of minutes to Pat and Francis to archive and on the website

Garage sale held by a realtor brought complains because of mailbox damage by road/parking crowding by participants. Karen Egbert proposed drawing up a contract for those holding a sale. Board decided we can not control yard/estate sales and can not be responsible for the conduct of participants.

Third order of business was discussion on the proposal for a short quarterly or semi-annual email newsletter with updates and welcome of new neighbors. Larry and Karen will work on the proposed newsletter and once approved by the board, send it to the neighborhood via Francis Morgan.

Air BnB concerns: Many neighbors have questions about short term renting of their property with Air BnB. According to our bylaws, rentals shorter than a period of one month is prohibited. Any rental of one month or longer must be approved by the board with license plates of all renters to be registered with security.

Discussion of committee creation to finalize guidelines, RVs, Dead Cars, Rentals, General maintenance, yard sales, driveway maintenance, mailbox colors/maintenance

Vice President / Environmental / Public Relations – Karen C. Egbert

Karen advised of general waste management guidelines:

Per contract, homeowners can put 10 bags of trash to the curb. All items to be disposed of must be bagged.

Damaged Trash cans can be replaced by the Republic Services.

WE DISCUSSED THAT A NEIGHBOR REQUESTED THE SERVICE AND OUR CONTACT WAS LOOKING INTO WHAT THIS ENTAILED. THE BOARD ADVISED WE HAVE DONE THIS IN THE PAST.

Treasurer Report – Peter Lincowski

Discussed scheduling a time to inspect the HOA storage locker. Final date and time pending.

(Margaret will attach all reports to her Meeting Minutes email.)

SAFETY & SECURITY REPORT – Mike Carsten

Vacation checks no issues

(Margaret will attach all reports to her Meeting Minutes email.)

As requested the copy of the current security contract with central alarm was sent out via email in Larry's Board meeting notes on May 17, 2017. It is a one year contract expiring on 12/31/2017. It contains a 30 day cancellation clause.

Roads and Medians – Chris Pappas

Chris called the County for all pot holes on Paseo Cimarron from Craycroft to Wilmot and also pavement issues at Placita Alhaja

Chris addressed loose rocks and debris concerns on our roads following the monsoons. Chris has called into the county to clean our roads of the rocks. A neighbor suggested we pay a private company to have the roads cleaned, but it was determined we do not have that budgeted.

Chris reports there are currently no other landscape projected issues until maybe August and after Monsoons.

Architectural Chairperson – Tom Botchie

Lot 126 – 6085 E Paseo Ventoso - PROJECTS ON HOLD.

LOT 165 – 6063 E. Paseo Cimarron – COMPLETE REMODEL – approx project completion 9-17.

Lot 293 – 5855 N Via Amable – Homeowner as gotten county approval and neighbor approval for 10 foot Garage setback variance. He has agreed to landscaping to satisfy neighbor. Larry Lewis made a motion to approve variance and Bob Linsell seconded. The Board voted to approve.

In favor: Peter Lincowski, Tom Botchie, Chris Pappas, Margaret Weinberg and Francis Morgan

Opposed:

Abstained: KAREN Egbert

Lot 259 Hansen rooftop solar panel Tom made motion Larry seconded it and the board voted to approve.

[SAME AS ABOVE](#)

Lot 67 Kavaney backyard remodel Larry made a motion Chris seconded it and the board voted to approve.

[SAME AS ABOVE](#)

Lot 343 – 6659 E Circurlo Otono -Construction began 2/17/2017. All is going well. Tom gave a reminder there is a 6 month completion.

Lot 359 – 6655 E. Placita Alhaja – Moving windows, design is approved, awaiting completion.

CR&R's – Bob Linsell

Air BnB concerns: Questions about booking with AirBnB. We require a months rental at a time and cars must register with the board with license plates to be reported to security. Will mention the rules at a midyear newsletter.

It was also brought to the Board's attention that two vacation rentals in the neighborhood are being advertised on the AirBnB website. Bob Linsell will be in touch with the respective homeowners and remind them of our CR&Rs

Bob did a survey of all the driveways 183 out of 406 are in no need of repair. Approx. 1/3 need some repair. 25% are in dire need.

He will solicit input from those homeowners to determine an interest in doing a joint contract for work to be done. He will line up several contractors and set a meeting with interested homeowners to see if we can do a deal to receive the most competitive bids via a group rate. Possible consideration for the board to facilitate the competitive bids but not endorse the contractors.

In general we avoid giving specific advice on home improvements.

Karen EGBERT suggested Survey Monkey or possible letter to send the homeowners in need. Bob Linsell will compose a letter to be sent via Francis and the website.

Discussed the need for guidelines for RVs parked in owner's driveway 48-72 hours before and after an RV for servicing, water tanks stocking trips supplies, etc. Also for visiting guests with RV's. Place on the website for easy access.

Lot 387 – 5880 N Via Amble

Trailer parked in yard and unimproved and drive way created.

Second notice was send and to be corrected by March 1, 2017. Sending a third notice reminding of agreement to put boulders across his driveway to limit access.

Lot 94 – 5794 E Paseo Cimarron

It was advised by another member, the owner of this lot enclosed the front of the carport and added a garage door without HOA approval. The project has been completed. Bob Linsell has reviewed the completed project and determined it to be an attractive improvement. Bob is sending notice asking them to notify us in advance and comply with CC&Rs with any future projects. Still pending contact with the homeowner.

Lot 44 – 5926 N. Via Verdosa

In order to comply with CR&Rs, homeowner must repaint the white roof. HOMEOWNER has agreed to it. Understands if he sells the house without repainting, HE WILL BE IMPOSED A FINE ON CLOSING.

Bob is handling the complaint on lot 44 and requested any complaints regarding white roofs be referred directly to him.

Communication / Website – Francis Morgan

Francis will distribute the midyear newsletter once it has been approved.

Karen proposed possible videos in emails to community to draw more traffic.

Submitted 8-15-17 by Margaret Weinberg, Secretary

Budget Performance Report							
May 2017							
			134475.22				
			May 17	Budget	Jan - May 17	YTD Budget	Annual Budget
Income							
	Home Owners Fees Income		750.00	525.00	205,162.45	192,850.00	193,375.00
	Transfer Fees Income		600.00	300.00	2,100.00	1,350.00	3,000.00
	Penalties/Late Fees Income		170.00	25.00	2,851.75	550.00	575.00
	Fines Income		0.00		0.00	150.00	150.00
	Architectural Fees Income						
		Architectural Fees Returned	0.00	-300.00	-1,050.00	-1,500.00	-3,600.00
		Architectural Fees Income - Other	450.00	150.00	1,800.00	1,050.00	2,250.00
	Total Architectural Fees Income		450.00	-150.00	750.00	-450.00	-1,350.00
	Interest Income						
		Savings Account WF	12.79	12.96	58.47	73.72	140.35
	Total Interest Income		12.79	12.96	58.47	73.72	140.35
	Total Income		1,982.79	712.96	210,922.67	194,523.72	195,890.35
Gross Profit			1,982.79	712.96	210,922.67	194,523.72	195,890.35
Expense							
	Corporate Expense		0.00		10.00		
	Accountant Expense		0.00		1,930.00	1,700.00	1,700.00
	Bank Fees		0.00	3.00	17.00	9.00	18.00
	Bookkeeping Expense		633.50	555.25	5,248.85	4,260.00	8,148.25
	Clerical Expense		0.00		0.00		600.00
	Electric Expense		115.78	100.00	427.75	500.00	1,200.00
	Guard Services Expense		11,340.00	11,100.00	54,464.75	54,630.00	131,880.00
	Insurance Expense		0.00		0.00		2,300.00
	Landscaping Expense		835.00		1,570.00	425.00	2,020.00
	Legal Expense		10.00	800.00	546.50	800.00	800.00
	Meeting Expense		0.00		204.12	300.00	450.00
	Miscellaneous Expense		0.00		0.00		650.00
	Office Expense		71.93		563.06	450.00	700.00
	Outside Printing Expense		0.00		35.15		500.00
	Postage Expense		0.98	25.00	51.09	775.00	1,600.00
	Road Expense		41.07		41.07		
	Storage Expense		0.00		0.00		2,400.00
	Taxes Expense		0.00		50.00	50.00	110.00
	Trash Expense		9,150.77	4,568.81	27,426.01	22,844.05	55,374.76
	Total Expense		22,199.03	17,152.06	92,585.35	86,743.05	210,451.01
Net Income			-20,216.24	-16,439.10	118,337.32	107,780.67	-14,560.66
					252,812.54		
	Wells Fargo Checking				3827.36		
	wells Fargo Savings				248991.18		
	Ending Cash on Hand				252818.54		
\$9.00 to be refunded to Watts Transfer Fee Overpayment							
Note- trash was paid 1 month in advance							

Cimarron HOA Check Detail May 2017

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	OLP	05/02/2017	EIDonna Eckhart		Checking- Wells Fargo		-319.00
					Bookkeeping Expense	-319.00	319.00
TOTAL						-319.00	319.00
Check	OLP	05/04/2017	Francis Morgan		Checking- Wells Fargo		-8.93
					Office Expense	-8.93	8.93
TOTAL						-8.93	8.93
Bill Pmt -Check	OP	05/06/2017	Carpenter,Hazlewood,Delgado&Bolen		Checking- Wells Fargo		-10.00
Bill	174722	04/30/2017			Legal Expense	-10.00	10.00
TOTAL						-10.00	10.00
Bill Pmt -Check	OP	05/06/2017	Republic Services		Checking- Wells Fargo		-9,150.77
Bill		04/20/2017			Trash Expense	-9,150.77	9,150.77
TOTAL						-9,150.77	9,150.77
Bill Pmt -Check	OP	05/06/2017	Tucson Electric Power		Checking- Wells Fargo		-115.78
Bill		04/24/2017			Electric Expense	-115.78	115.78
TOTAL						-115.78	115.78
Bill Pmt -Check	OP	05/19/2017	Central Alarm Security		Checking- Wells Fargo		-11,340.00
Bill		04/27/2017			Guard Services Expense	-11,340.00	11,340.00
TOTAL						-11,340.00	11,340.00
Check	OP	05/20/2017	314 Staley, Jonathan		Checking- Wells Fargo		-150.00
					Architectural Fees Returned	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	5318	05/02/2017	Tucson Sign & Design		Checking- Wells Fargo		-41.07
Bill		04/25/2017			Road Expense	-41.07	41.07
TOTAL						-41.07	41.07
Bill Pmt -Check	5319	05/02/2017	James Duvall Landscaping		Checking- Wells Fargo		-835.00
Bill	043017CIMEST	04/30/2017			Landscaping Expense	-835.00	835.00
TOTAL						-835.00	835.00
Check	5320	05/02/2017	Patricia Stoll		Checking- Wells Fargo		-63.98
					Office Expense	-63.00	63.00
					Postage Expense	-0.98	0.98
TOTAL						-63.98	63.98
Check	5321	05/02/2017	Patricia Stoll		Checking- Wells Fargo		-314.50
					Bookkeeping Expense	-314.50	314.50
TOTAL						-314.50	314.50

SAFETY & SECURITY REPORT

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

Alarm Responses	1
Disturbances	0
Vacation checks (3/day)	28
Lost/found animals	0
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	1
Other (details in CA report)	2

There is nothing significant to report for the Month of June 2017. Most of the activity was vacation checks. There were two Miscellaneous reports which happened to be someone moving and a welfare check.

Mike Carsten

SAFETY & SECURITY REPORT

For the month of **May 2017**, the following items were reported by Central Alarm:

Alarm Responses	3
Disturbances	1
Vacation checks (3/day)	42
Lost/found animals	0
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	0
Other (details in CA report)	0

There is nothing significant to report for the Month of May 2017. Most of the activity was vacation checks. There were three alarm responses that were all unremarkable when security arrived. There was also one disturbance call, however I was not able to find out any specifics. I will let you all know if I get clarification on the reported disturbance.

Mike Carsten