

**March 21, 2019 Homeowner Meeting Minutes
Cimarron Foothills Estates**

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

Absent:

Visitor: Steven Hamblin

Dunn Edwards Paint shop gives discounts to HOAs. HOAs can get a 50% discount. If a board member fills out the paperwork it can be approved for the discount for all neighborhood members.

Tom Botchie makes a motion that Karen Egbert fills out the paperwork and files it with Dunn Edwards for the neighborhood discount. Peter Lincowski seconds the motion.

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

Opposed: None

Motion passed

Upcoming Dates:

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 6:00 pm by Karen Egbert. There was a motion by Karen Egbert, and seconded by Mike Carsten.

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. Chris Pappas made a motion to approve. Bob Linsell 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

Acting President: Karen Egbert

Established there is a quorum.

Vice President/Community Services: Karen Egbert

Republic has presented the new contract for a successive 36 months beginning 1-26-2020. Rates adjust 2% annually according to our contract. Board suggested a follow up meeting with Republic to negotiate the new contract. The new proposal won't have the 10 bags allowed previously. Republic offered a roll off dumpster to be left for a week for neighborhood use but we are not interested because the neighborhood has used this service before and it didn't work well because of previous abuse and we currently do not have neighborhood space for a roll off dumpster. Republic's initial contract requests a 7% annual increase instead of our current 2%. To offset the increase, Republic would allow a 10% discount for the first year, but it would now be a 7% annual increase thereafter instead of 2%. Another contract consideration would be a twice a year brush and bulky extra pick up that could be considered in negotiation. Another consideration would extra can pick ups that are currently allowed under the current contract. Negotiations are in progress. Omar Candelaria and Francis Morgan will meet with Republic to renegotiate. All parties have 60 days to exit the contract for poor performance.

Karen Egbert requested bids from other trash collection companies. Other bids were too high. Will continue service with Republic and continue negotiations for a satisfactory contract.

Treasurer: Peter Lincowski

See profit and loss budget performance file to date. Accounts receivable is ahead of last years date for dues payments.

\$132 spent on the going away party for Larry Lewis.

Karen Egbert spoke with our lawyer concerning our options to collect outstanding HOA dues in the case of a foreclosure. According to our lawyer the board can file a lien. Questioned would the foreclosing bank have precedence? According to our lawyer, payments following a foreclosure would first pay taxes, then first mortgage, HOA and second mortgage.

If we don't have a collection policy we should get one:

1. Late fees of \$15 or 10% whichever is greater (This would equate to \$52.50)
2. Interest fees: Additional interest must be in the CR&Rs, it cannot be in the ByLaws. (Ours is not.) However, by statute, we can accrue interest at a rate of 10% per annum.

We are reevaluating previous rulings from last month concerning late fees. Board thinks we should charge as much as the law allows. Late fees must be consistent in application. (add) Karen Egbert will discuss further with the lawyer to finalize late fee amounts going forward.

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

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 Stoll to monitor for rentals monthly.

Architecture: Tom Botchie

Lot 209 – in progress

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

Lot 225 – Construction in progress. Expected completion April.

Lot 77 – Solar in progress.

Lot 40 – Driveway change in progress. Wants to build Gabion fence (rock wall.) Construction has not begun yet.

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

Lot 94 – closet completed. Is planning on building a 3 car garage

Lot 223 – Began solar (51 panels) without contacting neighbors or Architecture committee.

CR&R: Bob Linsell

Lot 182 complaints about landscaping and downed trees. Bob Linsell learned of complaints. Neighbor has removed most of the debris, but more remains as well as lots of mistletoe. Board can't act concerning mistletoe. Bob Linsell and Tom Botchie will convene and talk to the neighbor about HOA guidelines.

Bob Linsell is composing a letter about the concern with mistletoe and the damage to landscaping.

Bob Linsell is working on updating HOA guidelines.

Guidelines have been posted to the website.

Road and Medians: Chris Pappas

No complaints this past month.

Question about using excess funds to improve medians. Isn't enough funding to do this.

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 April 2019 meeting.

Security: Mike Carsten

No suspicious activity.

19 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 attempted to contact Jerry Speagle. Is waiting to hear back.

Website: Francis Morgan

Francis Morgan received the database from Pat Stoll and used it to update the website.

Rental registration fees are not being paid regularly. Francis Morgan drafted a letter for Pat Stoll to send out to homeowners who are renting.

Peter Lincowski makes a motion to approve the letter for home rentals and send the letter to Pat Stoll so she can begin distribution. Omar Candelabra seconded the motion. In favor: Peter Lincowski, Omar Candelaria, Margaret Weinberg, Karen Egbert, Francis Morgan, Tom Botchie, Bob Linsell, Chris Pappas, Mike Carsten

Opposed: None

Motion passed

Old Business:

The board will continue to discuss vacation checks. Board will discuss with the security company.

New Business:

Bob Linsell made a motion to close the meeting at 7:48 p.m. This was seconded by Tom Botchie. 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.