

March 2017 Homeowner Meeting Minutes Cimarron Foothills Estates

Larry Lewis brought the meeting to order at 6:01 p.m.

Board Member Attendees: Larry Lewis, Karen C. Egbert, Peter Lincowski, Mike Carsten, Tom Botchie, Bob Linsell, Francis Morgan, Chris Pappas

Other Attendees, Bob Wooten, Lynn Hoffner, Steve Sandoval attorney, Lizzy Santasiere realtor. Johnathon Staley, Chairta Staley.

In Absentia Margaret

Secretary – Margaret – In Absentia

In absentia of Secretary Margaret, Karen Egbert took previous meeting minutes. Larry asked to review meeting minutes for February 2017. Changes made included “Frances Morgan” to “Francis Morgan” and any reference to “Frances” with respect to referring to Francis Morgan will be changed to “Francis” Motion to approve the minutes as amended was made by Francis Morgan and seconded by Peter Lincowski.

In favor: Larry Lewis, Karen C. Egbert, Peter Lincowski, Mike Carsten, Tom Botchie, Bob Linsell, Francis Morgan, Chris Pappas

Opposed: None

A reminder was made by Karen C. Egbert that a motion was passed and approved to not add any members names to agenda items or meeting minutes, only lot numbers.

PRESIDENT – Larry Lewis

First order of business was a Notice of Hearing for Lot 387. The issue was of the trailer parked in the lot. Member advised the trailer is being used for ongoing construction and construction has not been completed. The second issue was the temporary driveway/parking area. Member advised he improved the area due to his interpretation of the warning letter issued by President Lewis. Discussion ensued and the member advised he has no intention or desire to keep that as a driveway after the completion of construction. Member agreed to allow area to restore to natural vegetation and/or provide natural barrier. Member also paid dues and late fee for dues.

Member was asked to recuse himself as the Board was voting on fine issued. A motion was made by Francis Morgan to remove the fine associated with Lot 387 with intention to add rocks to permanently end use of the area. The motion was seconded by Bob Linsell. The letter to the member was to be addressed by Bob Linsell.

In favor: Larry Lewis, Karen C. Egbert, Peter Lincowski, Mike Carsten, Tom Botchie, Bob Linsell, Francis Morgan, Chris Pappas

Vice President – Karen C. Egbert

Advised we should add “important dates” that need to be addressed on a monthly/yearly basis to our minutes as a “calendar reminder”. i.e. meeting dates, contract renewal dates, contract review dates, CR&R adherence dates.

It was also a reminder that as Section 7 of the ByLaws of the Cimarron Homeowners Association, “In the event any member of the Board of Directors of the association be absent on three (3) consecutive

regular meetings of the Board of Directors, the Board may by action taken at the meeting in which the third absence occurs, declare the office of the said absent Director, be vacant.

Treasurer Report – Peter Lincowski

Budget Status (Feb 28, 2017)

	Feb 17	Budget	Jan 17- Feb 17	YTD Budget
Income	<i>19,899.50</i>	8,494.91	202,650.76	188,082.12
Expenses	<i>19,575.23</i>	20,359.56	36,442.91	<i>37,381.87</i>
Net	324.27	-11,864.65	166,207.85	150,700.25

Cash Balances

Wells Fargo Checking	\$22,732.03
Wells Fargo Saving	<u>\$277,951.04</u>
	\$300,683.07

Peter Lincowski advised that he interviewed a prospect Pat Stoll (by phone) as a potential bookkeeper replacing ElDonna Eckart. She was then moved to the next step in an interview process. Pat Stoll was **then** interviewed by Francis Morgan, Karen C. Egbert, and Larry Lewis (in person). All decided to present Pat Stoll to the Board as a replacement for El Donna. Karen Egbert made the motion to offer Pat Stoll as the new Bookkeeper for the 2017 – 2018 Cimarron Homeowners Association. Seconded by Larry Lewis. In favor: : Larry Lewis, Karen C. Egbert, Peter Lincowski, Mike Carsten, Tom Botchie, Bob Linsell, Francis Morgan, Chris Pappas

Opposed: None

Peter will be attempting to meet with Pat Stoll and El Donna Eckart to review day to day activities and obtain Quickbook files, get files moved and transition. Will report at next meeting ast o status

He also advised we need to meet with all who is interested in going to the storage locker and review contents.

Another session is needed to meet at Wells Fargo to move El Donna Eckart signature to Pat Stoll.

Other miscellaneous things:

Make arrangements to set up a new post office box more convenient to new approved bookkeeper Karen C. Egbert made a suggestion to continue, from the previous years, to include the "basic information in the treasurer report as part of the meeting minutes, and not as an attachment.

Security – Mike Carsten

February report of security activity **attached to agenda per Larry Lewis**

Roads and Medians – Chris Pappas

Chris Pappas advised he'll complete the placement on the "no solicitation" sign at the Craycroft entrance by the next meeting. It was advised they will reimburse the company that will complete the installation.

Chris Pappas also he has started circling potholes needing to be fixed by the city with pink spray paint. He has then called the city to address. He'll follow up status at next Board meeting.

Architectural Chairperson – Tom Botchie

Lot 84 – Painting to be submitted to Tom Botchie for approval

Lot 126 – 6085 E Paseo Ventoso - Hoffman Smith - Update ? PROJECTS ON HOLD.

LOT 165 – COMPLETE REMODEL – APPROVED STARTED 2-28-17

Lot 172 - Solar project approved by Board over email. No approval necessary.

Lot 293 – 5855 N Via Amable – Ongoing project waiting for county approval

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

Lot 272 – 6250 E Placita Chiripa – Project approved by Steve. Update status will be provided by Tom Botchie at next Board meeting.

Lot 314 - Mr. Jonathan Staley solar project approved. No further action necessary .

LOT 378 – House Painting approved by Tom Botchie – no further action necessary.

LOT 343 – Neighbors of Larry Lewis wanted to make sure this was reviewed. No further action necessary.

CR&R's – Bob Linsell

Lot 2 – 5795 E Paseo Cimarron

Truck and trash on front yard.

Second notice advised it was to be corrected by March 1st – **issue corrected and hearing cancelled by Larry Lewis. CASE CLOSED**

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. This was not completed there fore a notice of

Lot 94 – 5794 E Paseo Cimarron

It was advised by another member, this 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 not yet reviewed if this was a violation by our CRIRs. He will visit the location and review at the next Board meeting. CASE TO BE REVIEWED AT NEXT BOARD MEETING

Lot 26 - 5675 Paseo Cimarron

Anonymous note was received by Larry Lewis on March 21, 2017 regarding an alleged camper trailer parked on the property which may be in violation of our CR&Rs. The anonymous neighbor is challenging the Board to uphold the CR&Rs. Bob Linsell will inspect property at Lot 26 and will report at our next Board meeting. CASE TO BE REVIEWED AT OUR NEXT BOARD MEETING

Lot 194 – 5500 N Via Girasol

Addressing previous complaint of alleged deferred maintenance issues. It was discussed there is nothing that can be done with respect to violations with the CR&Rs. CASE CLOSED.

Environmental / Public Relations – Karen Egbert

Karen gave proposals of the three trash services. Still awaiting proposals. Given agreement to reach out to Board when a decision needs to be made.

Communication / Website – Francis Morgan

- Proposal for recognition gifts for ElDonna Eckart, Jac Carlson and Peter Nestler
A motion was made by Larry Lewis to purchase three appreciation plaques for Jac, El Donna and Peter N. This was seconded by Karen Egbert. In favor: all
Larry Lewis will consider having a get together for all previous Board members and will send out invitations.

New Business:

None reported

**Larry Lewis made a motion to adjourn the meeting at 8:01 p.m. The motion was seconded by Bob Linsell
All were in favor.**