

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

WE WILL NOT HAVE A MEETING IN JUNE 2017

NEXT MEETING – TENTATIVELY JULY 25TH – LOCATION TBD (by Karen)

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 Mike Carsten

Absent: Francis Morgan

Other Attendees, none

Secretary – Margaret Weinberg

Margaret Weinberg took meeting minutes. Margaret requested minutes be reviewed by Larry Lewis and Karen Egbert

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 4/25/17 board meeting and call for a vote to accept the minutes as read and or corrected. A motion was made by Tom Botchie and seconded by Bob Linsell. The vote was unanimous to accept the minutes as corrected.

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 for a release when Communications board member, Francis Morgan returns from vacation.

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

Update and explanation regarding the automatic three year renewal of the contract with Republic Services for our trash service:

For the record from Karen Egbert: *It appears we will not be charged for an increase come June 2017 and we'll only have a 2% increase for the upcoming 2 years after that. He (Brian Goncales of Republic Services) didn't request a new contract to be signed, so it behooves us to look at other options come November 2019 as we are under the renewal contract. Expires in 2020.*

Welcome Letter: Larry came up with a general welcome/info letter and Karen approved to use. Karen will send to Margaret to format for readability. Margaret will send to Pat Stoll for use.

Garage Sale: Discussed as an October event. Not a lot of support for this due to logistics of our streets. Karen will send out a poll to measure interest in this or possibly social events/block party.

Annual Meeting Venue: Considered a new annual meeting venue planned for change in attendance. Determined this would be unnecessary at this time. Will continue meeting at CFHS in 2018.

Stationary Printing: Review proposal for printing of stationary with the new logo and PO box address use by Pat and other board members. Agreed to order 1000 envelopes for Pat Stoll. Margaret will work with Peter to use his debit card to place the order using the new format and have them shipped to Pat Stoll. She will bring some to the next meeting for those who need them for letters sent. We are not ordering letterhead stationary at this time. We will use the word samples attached to create letters using the Association letterhead.

Treasurer Report – Peter Lincowski

Peter Lincowski has been working with Pat Stoll, in her new roll as bookkeeper, and reports she not having any difficulties with her new duties.

Budget Status 4-30-2017

Budget Status 4/30/17

	<u>Apr 17</u>	<u>Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total Income	713.19	863.20	208,939.88	193,610.76	195,890.35
Total Expense	11,472.50	15,753.31	70,388.32	69,590.99	210,451.01
Net Income	-10,759.31	-14,890.11	138,551.56	124,219.77	-14,560.66
			273028.78		
			\$		
Wells Fargo Checking			15,094.39		
Wells Fargo Savings			\$		
			257,978.39		
			\$		
Ending Cash on Hand			273,072.78		

Acct. Rec. as of 4-30-2017 (I had in my notes that this didn't change from last month. Do I have that right?)

	Current	1-30	31-60	61-90	>90	Total
074 Bartlett, Allan	0.00	60.00	25.00	525.00	0.00	610.00
122 Rendon, Richard	0.00	60.00	25.00	525.00	0.00	610.00
293 Geile Brothers LLC	0.00	60.00	25.00	525.00	0.00	610.00
309 Baez, L. Arturo	0.00	60.00	25.00	525.00	0.00	610.00
363 Hand, David	0.00	7.50	25.00	0.00	0.00	32.50
TOTAL	0.00	247.50	125.00	2,100.00	0.00	2,472.50

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

SAFETY & SECURITY REPORT – Mike Carsten

Vacation checks no issues

For the month of **April 2017 security activity** (forthcoming to be attached to agenda per Larry Lewis)

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

Completion of a **No Solicitation** sign is installed at Craycroft entry.

Chris received an estimate to "refresh" all entryway bedding rocks (minus Otono and north of Craycroft entry) Suggesting payment via fines received. Chris notes that the entrance rocks have never been refreshed since HOA inception. Price is less than \$1988.00

This was discussed and approved by the board to replace the three main entrances rock with a red colored rock at a cost of \$2,000.00.

Upon further review, concerns were registered after the fact regarding our approval of the \$2,000 for replacement of rock at the three entrances. This runs us over the budget approved for maintenance by approximately \$700.00.

Via an email exchange by board members, it was decided to hold off on the decision to move forward after the consideration has been explored more. Questions include:

Who is doing the work? Our regular maintenance team? License and Insurance status of designated crew? Do we have this information on file? Consideration for additional bids?

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

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

Chris advised about a dead Palo Verde tree on Lot 112. It can be hauled away for approximately \$60. (Larry, I had this from last time and I'm not sure of the status...)

CFHOA Architecture Activity Report

Updated 14 May 2017

Lot #	Address	Name	Project	Feedback Forms	Deposit Check	Board Vote	Approved	Owner Notified	Check to Treasurer	Project Completion	Deposit Refund	Notes
265	6063 E. Paseo Cimarron	Penaco Trust Co.	Complete Remodel	?	\$450	?	?	?	9-Jan-17	Sep 2017??		Ck Dep 9 Jan 17 & month later???
172	5936 E. Paseo Cimarron	Ted Burhans	Rooftop Solar Panels	Y	\$150 - Steve	28-Feb-17	Y	18-Mar-17	?	24-Apr-17	27-Apr-17	
272	6250 E. Placita Chiripa	Thomas Burley	New Addition to Home	Y	\$450 - Steve	28-Feb-??	Y	20-Mar-17	?	24-Apr-17	27-Apr-17	
293	5855 Via Amable	Gary Franks	Garage Setback	Y	N/A	20-Mar-17	Y - Conditional	22-Mar-17	Not yet			
314	6585 E. Placita Elevada	Strom Staley	Rooftop Solar Panels	Y	\$150	20-Feb-17	Y	25-Mar-17	29-Mar-17	24-Apr-17	27-Apr-17	
359	6655 E. Placita Alhaja	Bill Schumaker	Window Change	Y	\$150	N/A	Y	19-Apr-17	19-Apr-17			
378	6421 E. Paseo Otono	Mary Juergens	House Painting	N/A	N/A	N/A	Y	10-Apr-17	N/A	?	N/A	
272	6250 E. Placita Chiripa	Thomas Burley	New Addition to Home	Y	\$450							

Architectural Chairperson – Tom Botchie

7 deposits paid but we don't have a record of returning their deposits. (see report from Tom about deposit checks) **Not sure of the status of this**

Lot 84 – 5701 N. Via Lozana Painting to be submitted to Tom Botchie for approval

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

LOT 165 – 6063 E. Paseo Cimarron – COMPLETE REMODEL – approx project completion 9-17.
(6 month guideline is a not a problem if work is continuing and neighbors are not complaining.)

Lot 172 - 5936 E. Paseo Cimarron— Solar project completed.

Lot 293 – 5855 N Via Amable – Ongoing project waiting for county and neighbor 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 – New addition (starting over from original plans) Requesting a restart on the 6 month guideline. It was determined the 6 month guideline is not a concern so long as work is continuing and neighbors are not complaining. Plans have been approved by the city and neighbors are not complaining.

A motion was made by Larry Lewis to reapprove the new project. Bob Linsell seconds. All present were in favor.

Lot 314 – 6585 E. Placita Elevada – Project is completed. Refund is cleared.

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

LOT 378 – 6421 E. Paseo Otono – House Painting approved by Tom Botchie – no further action necessary.

CR&R's – Bob Linsell

Bob volunteered to do a survey of homes to identify driveways in need of repair. 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.

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. (Is someone working on this currently? Assuming further report next meeting...)

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. Sending a third notice reminding of agreement to put boulders across his driveway to limit access. (Not sure I have this right or the current status.)

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 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. Next-door neighbor is appreciative of our attention but is looking for some positive action. ON GOING REQUIREMENT TO MONITOR THIS INDIVIDUAL AND HIS HOME. Bob will notify the complaining neighbors of your position.

Lot 44 – 5926 N. Via Verdosa

In order to comply with CR&Rs, homeowner must repaint the white roof. He has agreed to it. Understands he can't sell the house without repainting. Bob is handling the complaint on lot 44 and requested any complaints regarding white roofs be referred directly to him.

Out of town – no report

Old Business:

Issues brought to the table by Homeowners and board members present at the Jan 2017 annual meeting (final review)

	Yes or No?	Assigned to?	Action Plan
Compacting of recyclables – cardboard not picked up when left at curb	NO	Karen	
Possible Community garage sale?	YES	Karen	WILL SOLICIT INTEREST VIA NEWSLETTER – ALREADY SEE PEOPLE ON NEXTDOOR NEIGH.
Buffleggrass (helping out neighbors)	NO	Chris	UP TO INDIVIDUAL HOMEOWNERS
Real estate for sale signs/open house signs – issue updated guidelines	NO	Bob	
White roofs a continuing problem that needs addressed	YES	Bob	FORWARD COMPLAINTS TO BOB LINSELL
Need guidelines for RVs parked in owner's driveway 48-72 hours before and after an RV for servicing, water tanks stocking trips supplies, etc.	YES	Bob & LARRY	BOB AND LARRY WILL WRITE PREPOSED "GUIDELINES"
Issue guidelines for temporary visitor parking of RV's	YES	Bob & LARRY	"
Wants to craft language that says you can't let house/property deteriorate that it affects the value of neighbor's property	YES	Bob & LARRY	
For architectural review process – wants to add language that says all surrounding neighbors (not just next door neighbors) will be contacted by the Architectural chair to review submitted plans before the remodeling plans are approved by the Board.	YES	Tom	DONE
Lot 112 – reported dead tree in median	YES	Chris	WILL INCLUDE WITH TRIMMING OF MEDIANS
Lot 356 reported road crumbling and safety hazard on their cul-de-sac	YES	Chris	REPORTED TO COUNTY
With increased attendance, we may need to find a larger venue for the annual meetings	NO	Karen	
A number of attendees followed up with notes objecting to Ally Millers highly political presentation and lack of solutions for your road problems	NO	Larry	Will not be invited back without specific information on Cimarron Foothills street repairs and maintenance

Larry Lewis made a motion to adjourn the meeting at 7:06 pm. All were in favor.

Submitted by Margaret Weinberg, Secretary
May 22, 2017