

**November 28, 2017 Homeowner Meeting Minutes**  
**Cimarron Foothills Estates**

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

Visitor: Thomas Delawder

Absent: none

**Upcoming Dates:**

**June 2019 renegotiate trash service**

**Security dates to be submitted by Mike Carsten**

**Domain renewal May 2018**

**Send nomination letter in September**

**President – Larry Lewis**

The meeting was called to order by Larry Lewis at 6:07 p.m.

Karen Egbert made a motion to keep the dues the same for 2018. Mike Carsten seconded it. In favor: Larry Lewis, Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Chris Pappas, Francis Morgan, Margaret Weinberg and Mike Carsten

Opposed: None

Motion carried.

Larry Lewis received call from Pima county roads concerning contracts with our neighborhood. We have an agreement that we pay (Oct. 1984) \$116 annually to upkeep our own entrances. Contract is for 50 years.

Discussed possibility of a county rep. coming to talk about our poor roads. Board believes we should just do a summary report ourselves. We presented our case to the county this fall but were not chosen to have the work done. The list was set before the meeting making our presentation moot.

Karen Egbert suggests a presentation by the sheriff's department to talk about safety for the Annual Meeting.

Mike Carsten will check on the possible sheriff talk.

**November 28, 2017 Homeowner Meeting Minutes**  
**Cimarron Foothills Estates**

**Vice President – Karen Egbert**

Board member job descriptions: Write up necessary for the expectations for each member's duties. The objective is to put together a job description booklet for the website and to be mailed out with the dues. Sent to Karen Egbert for approval sent to Pat Stoll to include with the annual ballots/dues letter. Still need job descriptions from roads and medians, CR and Rs.

In discussion concerning how many board members we need in relation to our responsibilities the bylaws states it's necessary to have a President, Vice President, Secretary and Treasurer as a minimum.

CR&R communications procedures and fines schedule.  
Refer to the Addendum within the bylaws on the website.

January Annual Meeting advance planning and task assignments

Room is reserved. Each member will present a summary of their tasks.

Scheduling concerns for communications to be addressed.

Will honor Norma Niblet at the Annual Meeting with flowers and/or candy. Norma's daughter provided photos of her property from 1978. Possible budget to provide a framed nature photo from Francis Morgan to honor Norma Niblet.

Tom Botchie proposes a motion and Karen Egbert seconds for providing the photo for Norma Niblet.

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

Opposed: None

Motion carried.

Board agreed to a color guard presentation by Girl Scouts at the annual meeting.

**November 28, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**Secretary – Margaret Weinberg**

Minutes taken by Margaret Weinberg. The September meeting minutes were reviewed. No comments. A motion was made by Larry Lewis to approve the minutes as presented. Tom Botchie seconded the motion.

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

Opposed: None  
Motion carried.

Discussed ballot bios still needed for the ballot to include in the annual letter. Receive ballot bio from Francis Morgan and will get the bio from our website for Mike Carsten.

Collecting info for the newsletter, including articles of interest.

**Treasurer – Peter Lincowski:**

**At the beginning of the meeting all voted to approve leaving the 2018 dues the same.**

2018 revised budget review

Discussion about our cash reserves prompted a discussion about our Commercial General Liability Coverage insurance policy and if we could possibly work on neighborhood improvements with some of the funds from the cash reserves.

Discussion of cushion reserve of \$135,000. Board will make a decision at the next meeting to see if that number still makes sense. Francis Morgan proposed that we can probably go a couple of years without a change to our annual dues. Number is reflected largely by trash and security, our two largest expenses. Will examine if we can reduce reserve. Peter Lincowski will check the records to see what the last lawsuit cost to help determine this decision. Goal is a net zero cash flow. Currently have a net positive. 2 percent increase projected trash in June 2018.

Possibility discussed to keep dues the same for the next few years and reduce the reserve to \$100,000. Decision would require more information and consideration.

If the Homeowners Association was sued about anything other than general liability, then that would not be covered. We would need to hire a lawyer to defend ourselves. The legal budget is currently \$1000. May want to increase it. Discussed possibly hiring a lawyer to see what our legal exposure is.

Bob Linsell make a motion to invest x amount to get a legal assessment of risks and opportunities. Will table motion to research the cost for consideration in February.

**November 28, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

Peter Lincowski informed us that the insurance policy covers almost every liability except terrorist attacks. It doesn't include non Board members (Pat Stoll) Asked if we can list a contractor on the board. Insurance will renew in December. We will confirm Pat Stoll is covered.

The policy does not cover if the expense of the board filing a lawsuit, it is solely a liability policy.

2018 preliminary budget review: Concerns: Discussed possible increase in the budget for landscaping. Possible increase to \$12,000. Discussed landscaping expenses may actually be less in 2018 than in 2017 because of the mistletoe removal that took place in 2017.

Mailing and service cost with Postnet is a cost of \$592.00 about \$1 a piece. We will realize a cost savings using Portent rather than previous years practice of paying the accountant to do the mailing service.

**2018 budget considerations:**

Electric expense: Street lights at 1 entrance. \$116 a month. Possible LED change to save money. Chris contacted TEP and their response was they will not allow a change out of the lightbulb because of dark skies requirement.

Storage expense possibly the same depending on 2018 rates.

Trash: 2% increase starts in June 2018.

Timeline preparation and mailing of 2018 dues and annual meeting invitation approved beginning asap.

Auto Owners—Commercial General Liability Coverage: Received the bill/policy for 2018.

**Safety and Security Mike Carsten**

**Mike Carsten discussed expectation with the guards and is maintaining communication with them. Generally safe neighborhood.**

There is nothing significant to report for the Month of October 2017. Most of the activity was vacation checks. There were two alarms that were reported however when the guard arrived at the residence there was no problem.

**November 28, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**Architecture – Tom Botchie:**

Lot 211 Started home addition in 2011 never received \$150 back. Finished casita. Will reach out to Pat Stoll to make sure the homeowners received the money back confirming it was paid originally.

Lot 248 Complaining party is Lot 247 about backflushed pool water on driveway as well as cutting oleanders on their property, since they are growing over onto their property.

Lot 126: In progress

Address: 5667 N. Via Salerosa: In progress

Lot 67: In Progress

Lot 165: closed. Money returned.

Lot 238 Solar panels approved will collect money.

Lot 281: Building a new garage. Collected the money for new construction approval. Wants to get conditional approval from the board if the County approves. Larry Lewis makes a motion for a pending approval Karen Egbert seconds board grants conditional approval to move forward if the County approves. (final approves online.)

Lot 165: Complete remodel will investigate if we got us the \$450 for approvals. If not then they owe us \$300. (Or we owe them \$150.)

Lot 283: 5855 n. Via in works

Lot: 345: Solar in progress

Lot 209: Delayed construction. Neighbors are angry and has been 2 years. We will send a letter. Bob Linsell will send the letter from the board. (CRandR violation) Possible \$250 fine. We need to know about any official conversations. We need to officially warn him.

Lot 293 construction in progress.

Karen Egbert made a motion to allow the architecture board head to approve solar panel requests. Mike Carsten seconded it. In favor: Larry Lewis, Karen Egbert, Peter Lincowski, Tom Botchie, Bob Linsell, Chris Pappas, Francis Morgan, Margaret Weinberg and Mike Carsten

Opposed: None

Motion carried.

**November 28, 2017 Homeowner Meeting Minutes  
Cimarron Foothills Estates**

**CR&R – Bob Linsell**

Driveway repair initiative continuing to advance with further interest.  
Bob will send an email to consolidate interest for possible Feb. work date.

Lot 351 Dog barking complaint (renters) Complainant wanted the phone number of the owner of the property. We can provide the name address and phone number if it's in the directory, but not the email address. We as a Board can suggest the member contact Pima Animal Care to handle their complaint.

Lot 157: White roof painting status unknown

Lot 196: Mistletoe trimming request. Larry Lewis sent a letter to lot 196 and got an email in response that the neighbor will correct the problem as soon as he can.

New homeowners are told about new CR&Rs. Renters are not informed of CR&Rs.  
Board discussed informing owners about their responsibility to inform their renters of the rules etc.

Address: 5945 Paseo Cimarron (no Lot number given) White roof complaint. Agreed that she has until end of September. He will send letter to confirm.

**Roads and Medians – Chris Pappas:**

Discussed showing possible before and after photos of median work at the Annual Meeting.

Discussed rock refreshment possibility at the main neighborhood entrances. Will reconsider in early 2018 with new budget. Chris Pappas will bring rock samples to choose. Project can be completed under \$2000.

Tep said they will not allow us to change our of the lightbulb to save money because of the county's dark skies requirement.

**Webmaster – Francis Morgan**

**November 28, 2017 Homeowner Meeting Minutes**  
**Cimarron Foothills Estates**

Minutes on the website are password protected. Francis Morgan provided a password to everyone

Feedback on road maintenance work. Francis Morgan' calling campaign to lobby for road work most likely resulted in extensive median trimming.

Per last month's decisions:

Slide show of annual meeting will be done by Larry Lewis.

Francis Morgan maintains Nextdoor relationship.

Francis Morgan maintains emails list.

Francis Maintains neighborhood directory.

Margaret Weinberg will do the newsletter going forward.

Use the database to do the directory every year.

**New business:**

School busses are dropping off kids that don't live in the neighborhood at the wrong stops.

**Re-Election to the Board:**

Board members that will be up for re-election for a 2 year position:

Larry Lewis, Karen Egbert, Mike Carsten, Francis Morgan. No other members offered to serve.

This means there will be 4 positions opened. We discussed removing duties to reduce the positions if there are some not running.

A motion was made by Larry Lewis to close the meeting at 7:28 p.m., it was seconded by Karen Egbert. The board unanimously approved.

Margaret Weinberg will email Thomas Delawder (visitor) the minutes after their approval.









## SAFETY & SECURITY REPORT

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

Alarm Responses	0
Disturbances	0
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 November 2017. Most of the activity was vacation checks.

Mike Carsten