

**Cimarron Foothills Homeowners Association**  
**Meeting Minutes**  
**October 27, 2015**  
*(Catalina Foothills Highschool, 6:00 p.m.)*

**1. Approval of Meeting Minutes**

- **Approval of revised August 2015 Meeting Minutes.** Motion to accept was made by Karen Lincowski; second by Steven Hamblin; vote: unanimous.
- **Approval of September 2015 Meeting Minutes.** Motion to accept was made by Chris Pappas; second by Steve Hamblin; vote: unanimous.

**2. Presidential Affairs – John (Jac) Carlson**

**Meeting Dates**

- November 17, 2015
- December 15, 2015
- January 19, 2015
- January 30, 2015 – Annual Homeowner Meeting

**3. Security Chair – Andrew Deeb**

**SAFETY & SECURITY REPORT**

For the month of **September 2015**, the following items were reported by Central Alarm:

Alarm Responses	2
Disturbances	0
Vacation checks (3/day)	38
Lost/found animals	1
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	1
Other (details in CA report)	4

Other/Misc: Barking dogs lot 163 was remedied. One unlocked door lot 10. One noise complaint lot 264, and ruptured water line lot 47/46, city water was called.

Security Rates: Rate increases have to be requested by Central Alarm 60 days prior to end of the year. If requested, they will be negotiated and incorporated into the budget.

**4. CR&R's – Karen Lincowski**

- **CR&R Violation Notifications**

- ..1. Letters to homeowners of lots 210, 286, and 303 (all white roof coatings) will be sent out ASAP informing them of violations and giving homeowners opportunity to correct by November 14th.
- ..2. Homeowners will be invited to December 15th meeting to present their case.
- ..3. During December 15th meeting, decisions will be made on fines, and notifications on fines will be sent out.

**5. Community Relations – Larry Lewis**

- **Increase of Rates for Trash Removal:** There will be a contractual increase in trash pick-up rates of 2% (approx. \$2,200/year).
- **Clarification for Pick-up of Extra Items:** Republic will pick-up up to 9 extra items of trash, if they are in 3\*3 bundles (for cardboard, etc.) or sturdy trash bags. Items must be light enough for the trash personnel to lift them into the chute. Non-Republic trash cans cannot be used or emptied as their equipment will not be able to pick it up and lift it onto the truck.

**6. Architectural Review – Steven Hamblin**

Lot #	Names	Project Descriptions	Action	Board Decision
210	Vladimir Drobny	Roof is still white.	Stopped by on 10.24.15	See section 4, CR&Rs.
183	Rodger Karber	Construction on front patio and wall. Not Permit	Permit granted	Violation letter for fine (unapproved construction) was already mailed to homeowner.
209	Mark Alger	Kitchen Addition plus patios and porches	Rec'd all forms for project.	Motion: Peter Nestler, second Francis Morgan, unanimous.
139	Mike Carsten	Pool, patio and wall change.	Rec'd all forms for project. Neighbor's feedback forms outstanding.	Approval is contingent on neighbor's approval on feedback form. Motion: Andrew Deeb, second: Larry Lewis, unanimous.

271	Heather Chapman	Solar Panels	Rec'd all forms for project.	Approval granted.
199	Paul Chinnock	20x30 Grass terrace area with 3FT stucco wall with rod iron fence on top	Rec'd all forms for project.	Motion Peter Nestler, second Andrew Deeb, unanimous.
343	Gary Smith	Lot for sale but neighbor's fence crossing back corner of property	Cathy Rosenburg (lot 344) removed fence upon request	As fence was removed and neighbor complied with request, the board was of the opinion that additional fining would be unnecessary.
383	Steve Hamblin	Enlarge Kitchen window	Rec'd all forms for project.	Deposit Check still required. Motion Peter Nestler, second Larry Lewis, unanimous.

**Additional Items for Discussion:**

1. Mailbox Maintenance
2. Driveway maintenance (erosion)

Both topics will be addressed in the annual newsletter, with a general notice to homeowners to rectify the issues within 3-6 months, discussion at November 17<sup>th</sup> meeting about exact timeframes and fines for non-compliance.

**7. Roads & Medians – Chris Pappas**

- **Homeowner complained about erosion of road near 5700 E Paseo Otono,** The driveway entrance is homeowner's responsibility; homeowner will be notified by Chris Pappas.
- **Clean-up of Cimarron Entrances:** We received a verbal offer from Tom Faulkner to do the clean-up of the entrances for \$700. Chris Pappas offered an alternative landscaper who would also perform pre-immersion to slow-down further weeds as well as paint touch-ups on the monuments. Chris is authorized to get a quote and make a decision about the clean-up up to the \$700 quoted by Tom Faulkner.

## 8. Treasurer's Report – Peter Nestler

### Budget Status (September 30, 2015)

	<u>September 15</u>	<u>Budget</u>	<u>Jan – Sept 15</u>	<u>YTD Budget</u>
Income	34.26	166.00	198,873.15	201,038.00
Expenses*	17,922.44	16,707.31	149,145.16	153,007.67
<b>Net</b>	<b>-17,888.18</b>	<b>-16,541.31</b>	<b>49,727.99</b>	<b>48,030.33</b>

### Cash Balances

Wells Fargo Checking	2,535.01
Wells Fargo Saving	<u>187,119.46</u>
	<b>189,654.47</b>

*We finished the month of September with a loss of \$17,888.18, compared to a budgeted loss of \$16,451.31. For the year, we have a net plus of \$1697.66.*

### Outstanding Dues/Fines Status as of September 30, 2015

<b>Lot 044 (Travis, Doyle)</b>	25.00	Trash Reinstated, will be placed on 2016 invoice
<b>Lot 092A (Kraus, Lawrence)</b>	540.00	
<b>Lot 227 (Wrae, Natasha)</b>	300.00	Fine for Unauthorized Construction

### 2016 Dues (Decision Needed):

- We got granted authority by the homeowners to raise the dues with a ceiling of \$550 without any further vote by the homeowners.
- Discussion around the need of raising the dues for 2016 is needed.
- Topics will be discussed on November 17th, after getting an initial budget projection.

## 9. AOB

Realtor and Construction contacts – Peter is not the right point of contact, please do not refer realtor or construction inquiries to Peter. Peter will be happy to assist Steve but does not appreciate calls by realtors/title/homeowners directly with respect to construction topics.

Meeting Adjourned: 7:30 p.m.