

**Cimarron Foothills Homeowners Association
Meeting Minutes
September 22, 2015**

Absent: John (Jac) Carlson, Steven Hamblin

1. Approval of August 2015 Meeting Minutes.

It was agreed that the minutes will be revised to add Karen Lincowski's items that were not submitted in time and approval will be done by e-mail.

2. Security Chair – Andrew Deeb

SAFETY & SECURITY REPORT

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

Alarm Responses	6
Disturbances	1
Vacation checks (3/day)	48
Lost/found animals	0
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	0
Other (details in CA report)	3

Disturbance: high school party lots 57 – 61 time 23:30 (August 15, 2015).
Others: two unlocked doors, and on lot 114 (August 2, 2015) the owner was concerned that people she knows are trying to break into her house. Guards increased surveillance of the property for one week without notable findings.

3. CR&R's – Karen Lincowski

Lot 183: Fine letter of \$150 for unauthorized construction will be sent to homeowner by Karen.

Roof Coating Compliance – as with all other violations, homeowners will have two weeks to bring roof coatings into compliance unless longer deadlines are granted specifically by the board upon homeowner's request.

4. Community Relations – Larry Lewis

Lot 44: Trash will be reinstated.

5. Architectural Review – Steven Hamblin

Lot 149: Homeowner plans to repave driveway with brick pavers instead of asphalt. Will need to submit plans for approval. A timely response is needed from Steven.

6. Roads & Medians – Chris Pappas

Lot 147: 5754 E. Paseo Ventoso – erosion across roadway from median with run-off into property. Median erosion to be addressed by Pima County, downhill side into owner's property is homeowner's responsibility.

7. Treasurer's Report – Peter Nestler

Budget Status (August 31, 2015)

	August 15	Budget	Jan – August 15	YTD Budget
Income	<i>1,110.51</i>	164.00	198,838.89	<i>200,872.00</i>
Expenses*	<i>16,559.62</i>	15,801.81	131,222.72	<i>136,300.36</i>
Net	<i>-15,449.11</i>	-15,637.81	67,616.17	<i>64,571.64</i>

Cash Balances

Wells Fargo Checking	2,432.45
Wells Fargo Saving	<u>205,110.20</u>
	207,542.65

We finished the month of August with a loss of \$15,449.11, compared to a budgeted loss of \$15,637.81. For the year, we have a net plus of \$3,044.53.

**The expense for storage was budgeted for July. It will only be expensed in September, thus with a projected expense being \$2294 (\$200 over budget) the net plus for the year is only about \$750.*

Dues Status as of August 10, 2015

Lot 044	25.00	Trash Reinstated, will be placed on 2016 invoice
Lot 092	540.00	

Archive/Storage (Decision Needed):

- Cube Smart (storage on Speedway/Country Club) which houses our archive is hitting us again with about 10% increase in fees. The already raised fees by about 10% for 2015. A discussion and decision is needed whether we look for an alternate storage provider for the archive.
- Considering size (10*20) and air conditioning of the unit Cube Smart is still priced competitively (\$176/month)
- Other storage providers with 'accessible' locations provide mostly units of 10*15 and rarely have air conditioning. Their price tags run around \$169/month with evaporative cooling (Sabino Storage) or \$149/month without cooling (multiple providers). There are 'first year discounts'.

Decision to stay with current storage provider for the time being was made at the meeting.

- **Post-Meeting note: Following discussion with legal experts, financial records and meeting minutes of corporations should be kept for 7 years (although HOAs should be fine with 3-4 years of records); other records should be kept as long as they are considered useful.**

Meeting Adjourned: 7 pm