

# **CIMARRON FOOTHILLS ESTATES HOMEOWNERS ASSOCIATION**

## **MEETING MINUTES SEPTEMBER 2016**

Meeting came to order at 6:00 p.m.

**Attendees:** John Carlson, Larry Lewis, Peter Nestler, Karen C. Egbert, Mike Carsten, Chris Pappas, Steve Hamblin, Gary Franks (potential purchaser of Lot 298), Gayle Swarbrick (Lot 213), Les Ervin (Lot 40)

**In Absentia:** None

**President – John Carlson**

The Board discussed political signs and if we should reach out to neighbors with the guidelines. It was agreed to handle on a case by case basis.

Discussion ensued surrounding the Board members for next year. It is anticipated we will lose three Board members, however, they are still deciding.

ByLaws state there must be a nominating committee for vacancies on the Board. Jac presented to make the Board the nominating committee. This committee can decide how many Board positions are available. To keep precedence, it was decided to keep 9 Board Members. The year-end mailings for vote must be by postal mail.

A motion was made for this clarification by John Carlson, Seconded by Francis Morgan.  
In favor: John Carlson, Larry Lewis, Peter Nestler, Mike Carsten, Chris Pappas, Steve Hamblin  
Abstained: Karen C. Egbert

There was a complaint from neighbor regarding sight lines/dangerous intersections at Paseo Cimarron/ Wilmot and Wilmot/Sunrise

**Vice President – Larry Lewis**

No report

**Secretary: Karen C. Egbert:**

A motion was made by Mike Carston to approve the minutes, Peter Nestler seconded.  
In favor: John Carlson, Larry Lewis, Peter Nestler, Karen C. Egbert, Mike Carsten, Chris Pappas, Steve Hamblin  
Opposed: None  
Abstained: None

**CR&R Chair: Mike Carsten:**

Gayle Swarbrick voiced a concern of a neighbor seen going through a homeowner's garbage. The guard was called but didn't answer in car. Once he was available he advised the person was collecting aluminum cans and it appeared they felt there was no concern. Andrew Deeb asked for further information; i.e. date and time so he can address this with the guards. Also, if in the future they feel this is a safety issue, please call 911.

Les Ervin (Lot 40) came to meeting with concerns of a neighboring lot. They have a security

light that flashes on and off and is very bright. He also sees other lights in the neighborhood that are too bright in his opinion. He wanted to know if we can recommend a maximum. It was discussed that this is not dictated by the Homeowners Board. It was also suggested we have someone from Black Sky come to make a presentation at our annual meeting on this discussion.

**Treasurer: Peter Nestler:**

Budget Status (August 31, 2016)

	Aug 16	Budget	Jan 16- Aug 16	YTD Budget
Income	890.25	312.50	207,557.62	203,800.00
Expenses	15,914.39	16,044.27	142,908.63	133,473.51
Net	-15,024.14	-15,731.77	64,648.99	70,326.49

Cash Balances

Wells Fargo Checking	\$3,666.09
Wells Fargo Saving	<u>\$199,523.79</u>
	\$203,189.88

*We finished the month of August with a loss of \$15,024.13, compared to a budgeted loss of \$15,731.77. For the year, we have a gain of \$64,648.99. The monthly difference is due to recovery of dues.*

Outstanding Dues/Fines Status as of July 31, 2016

Lot 044	607.50	
Lot 055	575.00	
Lot 092A	794.00	Foreclosure on Tax Lien pending
Lot 172	580.00	
TOTAL	2,556.50	

Peter advised he transferred Lots 44, 55, and 172 to Carpenter-Hazelwood for collections. Lot 172 is for sale.

**Safety and Security Report – Andrew Deeb**

1. For the month of **August, 2016**, the following items were reported by Central Alarm:

Alarm Responses: 3

Disturbances: 0

Vacation Checks (3/day) : 51

Lost/Found Animals: 0:  
Vandalism: 0  
Break-Ins: 0  
Solicitations: 0  
Suspicious people/vehicles: 1:  
Other (Details below): 1

9/16/2016 Reported that their neighbors saw a man going through their garbage. The guards were called, and responded. The residents felt that the guards were aware of this happening, and doing nothing about it. I emailed Central Alarm about the incident.

Gayle Swarbrick came to meeting to voice this. She advised the guard was called but didn't answer in car. Once he was available he advised the person was collecting aluminum cans and it appeared they felt there was no concern. Andrew Deeb asked for further information; i.e. date and time so he can address this with the guards. Also, if in the future they feel this is a safety issue, please call 911.

**Architecture: Steve Hamblin:**

John Carlson advised there is illegal construction (driveway) that took place on Lot 55. It was requested Steve send an invitation to the next meeting and a warning with a possible fine.

Gary Franks (potential buyer for Lot 298) want to do construction if they purchase this lot and was requesting more information regarding a variance. He is requesting a variance on a 15 or 20 foot garage structure for the south line of the property. John Carlson requested more information about actual plans. It was also discussed the Board makes approvals based on other neighbor's being affected, although Pima County may grant a variance.

Lot 291 wants to build a sunshade. It was discussed the color is a concern. A motion was made to approve this request subject to Steve Hamblin's approval of the color by Steve Hamblin. This was seconded by Larry Lewis.

In favor: John Carlson, Larry Lewis, Peter Nestler, Karen C. Egbert, Mike Carsten, Chris Pappas, Steve Hamblin

Opposed: None

Abstained: None

**Roads and Medians – Chris Pappas:**

Chris reported the street sweeping will be started shortly. The entries were completed as of last Monday and ElDonna has already received the invoice.

Discussion ensued regarding Buffle Grass and it can become an issue. The Board discussed if we should send out an email to Homeowners. Francis advised if we send too many emails to Homeowners, fewer will open them. It was decided not to send.

It was advised by a neighbor there is gravel on Via Verdosa. Chris advised this was on the list to be swept by the County for October 1, 2016, however it's best to call Pima County at 520-724-2639.

**Community Relations: Larry Lewis:**

Recycle bin not picked up on Via Salorosa. Larry advised Brian Gonzalez is very responsive but he will investigate further.

**Architectural – Steve Hamblin:**

1. Lot # 359 : Two windows are being replaced and size changed.

New owner interested in buying the home on lot 298. He wants to know what is the possibility he could get a 15 or 20 foot variance on a new garage structure for the south line on this property

**Webmaster – Francis Morgan**

No report.

**Old Business**

**New Business**

Gayle Swarbrick voiced a concern. A neighbor saw someone going through the garbage of another homeowner. The guard was called and there was no answer in the car. Once contacted, the guard advised there was a guy that was going around and collecting aluminum cans and advised they didn't have a concern. Andrew requested more information, i.e. date and time. It was also advised to call 911 if there is a safety concern.

Gayle Swarbrick also brought up her concern on Fountain Grass. This is covered under Roads and Medians report.

Meeting was adjourned at 7:39 p.m.