

September 25, 2018 Homeowner Meeting Minutes Cimarron Foothills Estates

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

Visitor: Omar Candelaria requesting preliminary permission to build a pool and storage shed.

Upcoming Dates:

**NEXT HOA Board MEETING: TUESDAY, October 30, 2018 @ CFHS
June 2019 renegotiation with Republic for next contract.**

Sept: Send nomination letter in Sept.

November review the security service contract

President – Larry Lewis

The meeting was called to order by Larry Lewis at 6:00 p.m.

Secretary – Margaret Weinberg

Minutes taken by Margaret Weinberg.

A motion was made by Larry Lewis to approve the August minutes with correction. It was seconded by Karen Egbert. In Favor: Peter Lincowski, Chris Pappas, Tom Botchie, Margaret Weinberg, and Karen Egbert, Larry Lewis. Opposed: None
Motion carried.

Discussing with Neighbor about storage shed. He has proposed painting it the same color of the house. Neighbor believes it will be sufficiently hidden. Another solution is to increase the height of the wall.

Karen Egbert makes a motion to give tentative approval of the neighbor's proposal but the board is in agreement that if there are problems the neighbor will increase the height of his wall to hide the storage shed. Bob Linsell seconds. All in favor. Motion carried.

Vice President – Karen Egbert

Karen Egbert proposes sending an email to the neighborhood to see who is interested in running for the board. Karen Egbert will create the letter to be sent. Francis Morgan will send the letter when he returns.

Karen Egbert needs updated bios for the ballots.

Community Service

Karen Egbert is working on dates for the summer meetings. July is tentatively scheduled as not holding a meeting then.

The board will meet earlier in the month than usual for the regular January meeting

January 26, 2019 is the date set for the annual meeting.

Decision to keep the location in the seminar room. All food and drink will be outside before meeting. No food or drink will be allowed inside.

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Republic missed the trash pickup on Paseo Ontono. Karen Egbert contacted Republic and copied the neighbor. The Manager of Republic contacted the neighbor that complained and picked up the trash.

We need to look for new quotes for consideration from other waste service providers beginning in November 2018.

Most neighbors that have been having problems with their waste management service are satisfied at the progress.

CR&R – Bob Linsell

Short term rental update. Not going to pursue online payment. Possible consideration to put a pdf form online so that it can be filled in online.

Subcommittee for guidelines and expectations. Bob Linsell, Karen Egbert, Larry Lewis and Peter Lincowski met on September 16, 2018. Members will take the list from the meeting and members will research further to present to the entire board.

Per the city of Tucson there are regulations on political signs. Will send out guidelines via email. Will ask Francis Morgan if we can send it to the neighborhood. Bob Linsell will put together the letter.

Real Estate signs are the only other signs allowed per our HOA.

Lot 194 Disabled truck in driveway: Notice of hearing letter was sent because it's in violation of CR and Rs. Bob Linsell spoke with the homeowner. He has put air in the tires of the disabled truck but the vehicle still isn't registered with the city. The homeowner is now non responsive. Motion to fine (\$100) the homeowner and a request to attend a meeting. He did not attend. So now we will send another letter requesting attendance for the purpose of fining him another \$100. Process continues if the homeowner doesn't attend. If the issues are not resolved the board will follow the guidelines set by the bylaws.

Treasurer – Peter Lincowski:

Approximately 2% increase on security and trash projected.

Still expecting that the neighborhood won't need to raise dues in the next year or two.

October Review of the reserve to determine the amount we want to have moving forward and create the budget for next year.

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Architecture – Tom Botchie: Absent (will update in October)

219: solar scheduled

375: solar scheduled

Lot 209: Delayed construction. 3+ years. Hardship. Planted trees. Decided to end our concern

Lot 136 owner died New owner is planning on rebuild. Action has begun. Tom Botchie will contact the new owner for necessary approvals.

214 Solar Panels

117 Called about solar panels day of install.

Lot 42 Garage construction and setback variance. Has Pima county approval. Has approval from neighbor for a 17.5 ft variance instead of 20. Tom Botchie called for a vote Larry Lewis seconded, Karen abstained. In favor: Peter Lincowski, Chris Pappas, Tom Botchie, Margaret Weinberg. The motion carried.

Safety and Security Mike Carsten (absent)

November review the security service contract Mike Carsten will talk to Larry Lewis about contract negotiations.

Roads and Medians – Chris Pappas

absent

Webmaster – Francis Morgan

Absent

Old Business: Question of Board roles. Everyone decided to stay in their current role.

New business:

Planning for 2019 annual meeting. Concerns about food at the meeting. Not allowed to have food in the current room. Considering holding the meeting in the cafeteria.

Sept/Oct discuss board members or new neighbors interested in being on the ballot for election in Jan 2019

Need to determine how many positions on the board need to be filled.

A motion was made by Larry Lewis to close the meeting at 7:35 p.m., it was seconded by Karen Egbert In Favor: Peter Lincowski, Chris Pappas, Tom Botchie, Margaret Weinberg, and Karen Egbert, Larry Lewis.

Opposed: None

Motion carried.