

September 26, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates

The meeting was called to order by Larry Lewis at 6:05 p.m.

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

Visiting: Bobby Retz, Tom and Cori Wilhoit

Absent: none

Upcoming Dates:

June 2019 renegotiate trash service
Security dates to be submitted by Mike Carsten

Visitor issues:

Bobby Retz visiting to see board workings.

Tom and Cori Wilhoit inquiring about platt map of their property. Also visiting to understand board workings.

Concern about sewer lines and responsibility between their house and the main sewer lines as it relates to tree roots etc.

President – Larry Lewis

Bob Linsell, Francis Morgan and Tom Botchie attended the 13 member Advisory Committee to Pima County Department of Transportation meeting. Francis Morgan created a presentation to advocate for repairs to our neighborhood streets at the Sept 26, 2017 meeting of the Advisory Committee to Pima County Department of Transportation.

Meeting Update: Median repairs in phase 5 has had work this week. To fix all roads in need in the county would cost 300 million dollars and the county has 4 mil. Estimated time line of 30 years. 5 supervisors and or their committee representatives were present. 10 million per year would require annual voting with unanimous voting every year. Committee tasked with where to spend the money and how to raise the money to achieve the goals. Most funding comes from gas tax which hasn't been increased since 1990.

Engineer present recommended a list of subdivisions based on the state of their roads. The Pavement Assessment System list and that the first 10 subdivisions on the list should get the funding. Also to put the money towards salvageable roads not towards roads considered beyond repair.

It was requested that they actually look at the roads to determine need. Our neighborhood representatives suggested they need to figure out quality assurance due to low bid work. (Not sure about this) The county's desire is to do entire neighborhoods at the same time. Our district 1 qualifies for \$300,000 for all road repairs.

**September 26, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates**

Committee members voted to go with the recommendation to go with the Pavement Assessment System recommended by the committee.

Larry Lewis spoke about Kolb Road \ Sabino canyon expansion: planning in Fall 2018/ Construction in Spring 2019. Info to be shared on the Cimarron website.

At the suggestion of possibly paying for neighborhood road repairs by the Cimarron neighbors collectively, the board stated it's prohibitively expensive to attempt to pay the cost of road repair. Taxes are supposed to pay for these repairs, not residents.

Call to action to keep calling our local representatives to continue putting pressure on the County to do Cimarron Foothills Estates repairs.

Ally Miller is our district 1 representative. 5 districts were represented by reps at the meeting.

Vice President – Karen Egbert

Karen Egbert acts as unofficial historian for our HOA. Karen Egbert brought up need for new board members. Requests for nominations come up in Dec. letter. Karen Egbert requests a write up of each member's duties for the purpose of better understanding of board responsibilities. Just an outline, less than a page.

Karen Egbert said trash services would no longer be offering door to door services for individuals who can not bring their trash down to the curb. Republic said it wasn't in the contract and that they wanted to reopen it. Karen Egbert would not allow it. Will not revisit the contract until it expires. Individuals can reach out to Republic to request service.

Secretary – Margaret Weinberg

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

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

Opposed: None

Motion carried.

Treasurer Peter Lincowski:

September 26, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates

Expressed satisfaction with Pat Stoll (bookkeeper)

Peter Lincowski advised the guard expense is higher than normal but still under budget at \$1373.

Peter Lincowski questioned what we should keep in reserves concerning potential increase in annual dues. Concern is that the reserve can be quickly spent on possible future lawsuits, etc. Board members discussed looking into insurance to cover lawsuit protection. Francis Morgan expressed that we may not need to change anything concerning the budget. Larry Lewis thinks we should look into what our current insurance policy does cover.

Peter Lincowski is concerned that the landscaping budget is too low and that the board needs to increase it. In examining the budget, this is the main area of possible increase.

Board members discussed that our budget goal should be a zero net balance. We are currently projecting having a possible loss of \$2000 that will come from the reserve.

Peter Lincowski will examine our balance and possibly leveraging money to buy an insurance policy. He will report at the October 2017 meeting.

Peter Lincowski will provide possible expense changes for 2018 concerning our largest annual expenses: security and trash.

Landscaping is the main area where we have overruns because we can't count on the county to handle their responsibilities concerning the medians.

Pat Stoll is working on a budget projection for 2018.

Safety and Security Mike Carsten:

A senior guardsman who has worked for approximately 8 years in our neighborhood expressed concern about dropped responsibilities and appropriate oversight among the current employees who work in Cimarron Foothills. No longer a core group due to minimum wage payment without regular raises. Mike Carsten expressed that he'd like to talk to our security company to get an explanation of guard duties and oversight. Requested a meeting for Friday. Mike Carsten has requested to see the contract to make sure that all contracted work is being done. Basic check for complacency.

September 26, 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 ??? samiyawook@mac.com backflush pool water on driveway as well as cutting oleanders on their property, since they are flowing on their property.

Lot 126: Wants to do a room house casita addition, Bob received email from Linda Hoffman, owner

Lot Address: 5667 N. Via Salerosa

Submitted paint colors. Tom Botchie needs to acquire paint reflective values and will give approval or denial

Lot 67: Plan approved. This is a working project

Lot 165: Tom Botchie submitted an Excel spreadsheet of all other projects. Tom Botchie will be reaching out to confirm other projects are completed as well as refund have been completed.

**September 26, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates**

CR&R – Bob Linsell

Driveway repair initiative sent email to those interested. Got permission to include all interested parties on a group email. Bob Linsell explained his goals to the group. There was expressed interest in getting a group rate. Bob Linsell explained that those with, or desiring an asphalt driveway, could benefit. He talked about speaking to contractors to get a group discount on either getting an asphalt tear up and relay or a two inch overlay. If interested neighbors go with this option we will facilitate contractors to offer a group discount. Approximately 16 neighbors are interested. Bob Linsell will volunteer the specific mix design, a benefit of Bob Linsell's professional knowledge.

Lot 351 boat parked outside. Bob Linsell will send letter to address this issue and advise homeowners they have two weeks from the date of letter to have the boat removed.

Lot 305 has removed all trash. Trailer is still there. If the trailer is still there by the weekend, then they will be sent a letter requesting it be moved. Board discussed how much time should elapse before a letter is sent. Karen Egbert suggested it should be addressed as soon as possible.

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:

Chris Pappas reported the downed Saguaro on Paseo Cimarron was removed. Chris Pappas wanted to confirm the medians are growing rapidly and need to be trimmed as well as the olives trees on Zarzosa. The progress with the county was discussed, including the complaints of homeowners.

Update: All medians have been cleaned up and weeded, trimmed for \$465.00

Webmaster – Francis Morgan

No report

September 26, 2017 Homeowner Meeting Minutes
Cimarron Foothills Estates

New business:

Karen Egbert suggested that at the upcoming annual meeting that the board honor Mrs. Norma Niblet, a 40 year homeowner, as a good and long standing neighbor. The board agreed to recognize her at Annal Meeting (flowers and chocolate.)

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

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 p.m., it was seconded by Karen Egbert. Unanimous.

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

Opposed: None

Motion carried.

**Cimarron Foothills Community Assoc
Banking Detail Report**

10/19/2017

September 2017

Cash Basis

	Type	Date	Num	Name	Memo	Split	Paid Amount
Sep 17							
	Bill Pmt -Check	09/01/2017		Tucson Electric Power	3878530018	Accounts Payable	-116.07
	Check	09/05/2017	OLP	272 Burkey, Thomas		Architectural Fees Returned	-150.00
	Check	09/05/2017	OLP	211 Hurst, Craig	for project from 2011 to Lyn Unsworth	Architectural Fees Income	-150.00
	Deposit	09/05/2017			Deposit	*Undeposited Funds	150.00
	Bill Pmt -Check	09/06/2017		Republic Services	3-0845-0359495	Accounts Payable	-4,568.81
	Deposit	09/08/2017			Deposit	*Undeposited Funds	
	Bill Pmt -Check	09/12/2017	5327	James Duvall Landscaping	entrance cleanups	Accounts Payable	-465.00
	Bill Pmt -Check	09/12/2017	5328	USPS-Rincon Station	PO Box 18908 12 months	Accounts Payable	-126.00
	Transfer	09/12/2017			to maintain balance	Savings- Wells Fargo	2,000.00
	Bill Pmt -Check	09/18/2017	OLP	Central Alarm Security	40017	Accounts Payable	-11,160.00
	Bill Pmt -Check	09/20/2017	OP	Catalina Foothills School District		Accounts Payable	-32.68
	Check	09/21/2017	OLP	259 Hansen, Nathan		Architectural Fees Returned	-150.00
	Check	09/21/2017	5329	Patricia Stoll		-SPLIT-	-285.34
	Deposit	09/29/2017			Deposit	-SPLIT-	1,075.00
	Check	09/29/2017	5330	359 Schumacher, William & Karen		Architectural Fees Returned	-150.00
	Bill Pmt -Check	09/29/2017	OLP	Catalina Foothills School District		Accounts Payable	-35.36
Sep 17							-14,164.26

Cimarron Foothills Community Assoc						11:21 AM
Deposit Detail						10/19/2017
September 2017						
	Type	Num	Date	Name	Account	Amount
	Deposit		09/05/2017		Checking- Wells Fargo	150.00
	Payment	243163	09/04/2017	086 Hoey, Kimberly	*Undeposited Funds	-150.00
TOTAL						-150.00
	Deposit		09/08/2017		Checking- Wells Fargo	150.00
	Sales Receipt	20180	09/08/2017	281 Reyher, Brandon & Laurine	*Undeposited Funds	-150.00
TOTAL						-150.00
	Deposit		09/29/2017		Checking- Wells Fargo	1,075.00
	Payment	2503	09/25/2017	122 Rendon, Richard	*Undeposited Funds	-775.00
	Payment	249218	09/26/2017	376 Cutler, Mycah	*Undeposited Funds	-150.00
	Sales Receipt	20181	09/29/2017	345 MacKinnon, Ross	*Undeposited Funds	-150.00
TOTAL						-1,075.00

Budget Performance Report						
9/30/17						
Cash Basis						
134475.22 Cash at beginning of year						
		Jan - Sep 17	Budget	Jan - Sep 17	YTD Budget	Annual Budget
Income						
	Home Owners Fees Income	205,687.45	193,375.00	205,687.45	193,375.00	193,375.00
	Transfer Fees Income	3,600.00	2,250.00	3,600.00	2,250.00	3,000.00
	Penalties/Late Fees Income	3,101.75	575.00	3,101.75	575.00	575.00
	Fines Income	0.00	150.00	0.00	150.00	150.00
	Architectural Fees Income					
	Architectural Fees Returned	-1,500.00	-2,700.00	-1,500.00	-2,700.00	-3,600.00
	Architectural Fees Income - Other	2,250.00	1,500.00	2,250.00	1,500.00	2,250.00
	Total Architectural Fees Income	750.00	-1,200.00	750.00	-1,200.00	-1,350.00
	Interest Income					
	Savings Account WF	81.80	116.64	81.80	116.64	140.35
	Interest Income - Other	10.81		10.81		
	Total Interest Income	92.61	116.64	92.61	116.64	140.35
	Total Income	213,231.81	195,266.64	213,231.81	195,266.64	195,890.35
Gross Profit		213,231.81	195,266.64	213,231.81	195,266.64	195,890.35
Expense						
	Corporate Expense	10.00		10.00		
	Accountant Expense	1,930.00	1,700.00	1,930.00	1,700.00	1,700.00
	Bank Fees	20.00	15.00	20.00	15.00	18.00
	Bookkeeping Expense	6,493.03	6,066.50	6,493.03	6,066.50	8,148.25
	Clerical Expense	0.00		0.00		600.00
	Electric Expense	890.21	900.00	890.21	900.00	1,200.00
	Guard Services Expense	98,744.75	98,730.00	98,744.75	98,730.00	131,880.00
	Insurance Expense	0.00		0.00		2,300.00
	Landscaping Expense	2,035.00	1,345.00	2,035.00	1,345.00	2,020.00
	Legal Expense	546.50	800.00	546.50	800.00	800.00
	Meeting Expense	272.16	370.00	272.16	370.00	450.00
	Miscellaneous Expense	0.00	150.00	0.00	150.00	650.00
	Office Expense	584.14	450.00	584.14	450.00	700.00
	Outside Printing Expense	35.15		35.15		500.00
	Postage Expense	69.02	875.00	69.02	875.00	1,600.00
	Road Expense	41.07		41.07		
	Storage Expense	0.00	2,400.00	0.00	2,400.00	2,400.00
	Taxes Expense	50.00	60.00	50.00	60.00	110.00
	Trash Expense	41,119.29	41,256.55	41,119.29	41,256.55	55,374.76
	Total Expense	152,840.32	155,118.05	152,840.32	155,118.05	210,451.01
		60,391.49	40,148.59	60,391.49	40,148.59	-14,560.66
				194,866.71		
	WF Checking			\$ 3,051.39		
	WF Savings			\$ 192,340.32		
	Ending Cash on Hand			\$ 195,391.71		Cash on Hand
				\$ (525.00)		Difference=525.00
						Dues paid in advance.(Lot 322)

SAFETY & SECURITY REPORT

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

Alarm Responses	0
Disturbances	0
Vacation checks (3/day)	31
Lost/found animals	0
Vandalism	0
Break-ins	0
Solicitations	0
Suspicious people/vehicles	1
Other (details in CA report)	0

There is nothing significant to report for the Month of September 2017. Most of the activity was vacation checks. Tom and myself met with the Head of Central Alarm Security and we had a very productive meeting. It is my opinion that Central Alarm is doing a very good job in keeping our community safe.

Mike Carsten