

CIMARRON FOOTHILLS HOA
MEETING Minutes
Virtual September 27, 2022

UPCOMING DATES:

Next Board Meeting: October 25, 2022

Meeting started at: 6:10

Attendees: Peter Lincowski, Anita Gupta, Saman Salari, Chris Pappas, Scott Nance, Mike Carsten, Margaret Weinberg

Absent: Karen C. Egbert

Guests: Mark Marley, Tom Botchie, Cliff Van Handel

President: Karen C. Egbert (Absent)

This is an online meeting using Webex

Vice President/Community Relations: Anita Gupta

October 21st for the next brush and bulky pick up.

Quorum established.

Treasurer: Peter Lincowski

Income: Budget YTD: \$228,662

Current Aug 31, 2022: \$221,565

Expenses: Budget YTD: \$155,570

Current Aug 31, 2022: \$119,994

Cash: Beginning Aug 1, 2022: \$221,783

Ending as of Aug 31, 2022: \$187,150

Revenue is a little less than expected, because of Trash and Guard payment timing. Lot 095 is three years behind dues, looks to be refinancing and lender requested current balance. No payments have been made yet. We still have several outstanding dues. Peter Lincowski sent emails and paper mail reminders. Many of unpaid dues are from new homeowners/sales.

There is no update on new bookkeeper. We need to find a replacement for our bookkeeper.

Peter Lincowski is going through QuickBooks, to make sure the budget report matches the QuickBooks worked on by the bookkeeper. He has found some little mistakes, but the ledger entries look to be all right. He doesn't believe that the total will affect the books, and the budget because the CPA report matched.

Tom Batchi came on the meeting to say thank you for the gift card.

Architectural: Peter Lincowski (Acting)

Lot	Project	Status
33	Rebuild	Approved, Plans Received, awaiting start
75	Addition	Approved, Plans received, on hold
190	Addition	Approved, Plans received, on hold
194	Addition	Cond. Approval, awaiting plans
206	Addition	Approved, Plans received, on hold
254	Addition	Approved, Plans received, awaiting start
274	Addition	Completed
300	Addition	Approved, Plans received, awaiting start
321	Guest House	Approved, Plans received, in progress
387	Patio Update	On hold

There is one inquiry about a potential guest house. There have been two solar projects.

Anita Gupta asks about Light Ordinance from Pima county that limits Lumen limit and direction limit.

Secretary: Saman Salari

Scott Nance makes the motion to approve August Meeting minutes. Peter Lincowski seconds.

All in favor

None opposed

None obtained

CR&R: Scott Nance

Issues

- Scott Nance has received a complaint about Lot 96 who allegedly created a motor bike racetrack in their backyard and created noise and dust. This property is a rental house and there have been other issues with it as well. Owners need to be contacted.
- Owners have asked about installing a flagpole. According to the CRR, it is not allowed if it blocks someone views or if its higher than 14 ft.
- Visual inspections for not hidden trash cans are done.
- Violation letters are sent out. Letters sent 30 days ago. Scott Nance will follow up.

Other

- Rock wall repairs – Craycroft/Paseo Cimarron EB entrance. Rock walls have fallen off Craycroft entrances and there are two damaged sections.

Roads and Medians: Chris Pappas

Chris Pappas is having county come to sweep roads after storms, especially in Via Zarzosa.

Will get paint from Margaret Weinberg to finish the other entrances. She has two unopened cans that will be enough for one entrance.

Wilmot dead olive tree was cleared, and some trees were trimmed so garbage truck can get by.

Homeowner concerned with overgrowth in Circulo Otono

Chris Pappas is looking to find someone to fix the rocks and maintenance on the entries.

Continuing degrading of roads. County is not moving forward for another two years on the re-pavement /re-evaluation schedule.

Security: Mike Carsten

For the month of September, the following were the responses in Cimarron Estates:

Alarm Responses – 1

Disturbances – 0

Suspicious Vehicle – 0

Suspicious People – 1

Vacation Homes Checked – 27

Lost & Found Animals – 0

Vandalism – 0

Break In – 0

Animal Disturbances – 0

Juvenile Mischief – 0

Miscellaneous – 18

*Vacation homes are checked three (3) times a day, once per shift, seven days a week until the owner returns.

No significant security issues.

In June Mike Carsten was getting emails about the visibility of the security. And he has had a talk with the manager of the company and now they are driving around more.

Mike Carsten will contact the Sheriff office to check the Increased speed on Wilmot coming from the north to the south. Scott Nance asks Craycroft and sunrise.

We need to review the old contract to check about the vacation homes and make sure what the wording is on vacation homes. The last few months Mike Carsten has tried unsuccessfully to get the contract for Central Alarm. They are sending a bill every month. We have been established with them for a long time. We are their lowest price contract. Karen Egbert had accepted to contact them and get the paper contract. We are paying for the hours and cars.

Website: Margaret Weinberg

Newsletter has been ready for a while and has been updated by the color for the entrances and she will add a piece about karen spam emails and will add information for brush and bulky and will be sent by Margaret Weinberg and send back for approval reviewed by the board members. She will also update the first paragraph about mansoon.

Peter Lincowski will check madmimi and cross reference with the information to assure that members are getting the information sent by the board.

Peter Lincowski wants to streamline the info required by title companies and realtors. So they can just go to the website and get the info on the website so they can go get it themselves. The title company contacts the bookkeeper so we can make sure that their dues are all paid up.

Old Business:

Cliff Van Handel – ByLaws review for elections

We have to send out and how should the election have done. Election committee to

Directors of the board hold position of one year

Question for how the board will do going forward; whether year over year election of the officers, or if all the directors stay the same still there needs to be a vote on officers even if the same people are elected.

Cliff Van Handel interpretation is that open director is elected by the homeowners and then the board meets, and the board decides which officer position who will take. advised that deviating from bylaws puts burden on HOA as homeowners assume that the bylaws have been followed.

All board members are directors and are elected by homeowners. Treasurer, secretary, Vice President, President are officers and should be elected by the directors.

Mark Marley: Neighbor is trenching property potentially encroaching on a homeowner's property. Needs to be checked with an attorney.

Scott Nance make motion to adjourn the meeting.

Chris Pappas seconds the motion.

All in Favor.

Opposed: None

Abstained: None

New Business:

Meeting Adjourned

All in Favor.

Opposed: None

Abstained: None

Meeting closed at 7:08 PM