

**CIMARRON MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Monday, October 19, 2015  
Van Gorder Elementary School**

**Board Members Present:** Pat Warmouth, President; Ed Arnold, Vice President; Philip Tooze, Secretary; Mark Miskulin, Treasurer

**Board Members Absent:** Sam Sutherland, Director

**EBMC:** Nikki Tanner, Community Association Manager  
Linda Woosypiti, Recording Secretary

**Homeowners Present:** List on file with management

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**I. CALL MEETING TO ORDER**

The Cimarron Master Homeowners Association Board of Director's meeting was called to order at 6:05 p.m. A quorum was established.

**II. MEMBERSHIP FORUM**

No one wished to speak at this time. Letter from Stacey Piro, 3142 Minino Court, is attached to minutes per her request.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the July 13, 2015 minutes and made no changes. **MOTION:** A motion was made by Ed Arnold and seconded by Mark Miskulin to approve the July 13, 2015 Board of Directors Meeting minutes as presented. **MOTION CARRIED UNANIMOUSLY.**

**IV. FINANCIALS**

**A. DISCUSS AND ACCEPT THE FINANCIAL STATEMENTS – MOTION:** A motion was made by Mark Miskulin and seconded by Philip Tooze to file IRS Tax Return Form 1120-H. **MOTION CARRIED UNANIMOUSLY.** Mark Miskulin noted from the August 2015 Balance Sheet showing total operating 413,041.43, total reserves and investment at \$605,629.32. Accounts receivables show \$31,714.77, total current assets at \$626,278.02 and total liabilities at \$78,933.84, total operating fund at \$387,660.29 and total reserve fund at \$159,683.89 with total liability and capital showing \$626,278.02. Ms. Warmouth noted that she would like to also see the amounts for fall, such as water costs, ponds, etc. to see if there were any savings and Ms. Tanner said that these bills are a month behind. She said they should have September but she was not sure about October. **MOTION:** A motion was made by Ed Arnold and seconded by Philip Tooze to accept the current financials as read by Mark in accordance with NRS116.33803. **MOTION CARRIED UNANIMOUSLY.**

**B. REVIEW AND ACCEPT THE 2014 AUDIT –** The Board briefly reviewed the 2014 audit, which was received from the CPA in August. Ms. Tanner noted that reserves are fully funded according to the audit. **MOTION:** A motion was made by Mark Miskulin and seconded by Philip Tooze to accept the 2014 audit. **MOTION CARRIED UNANIMOUSLY.**

## V. COMMITTEE REPORTS

- A. **ARCHITECTURAL** – Mr. Arnold said there have been requests for awnings, landscaping changes, etc. and have not denied any. He noted that owners are applying with appropriate paperwork and things are getting done. Ms. Warmouth said there were quite a few who are painting their homes.
- B. **COMPLIANCE** – Mr. Miskulin noted that starting in November they are going to change the compliance drive around where Nikki and he are going to take over the drive, splitting the community in half. The reason for this is to get a similar eye for the community and help with items that are ongoing to keep on top of things and maybe get some results. If this does not work, he noted that they will go another direction or go back to original procedure. He said that overall, yard violations will cease in November, except for the bad ones or other issues that have been going on for a long time.
- C. **LANDSCAPE** – Ms. Warmouth noted that on her walk-around she saw that some of the back trails need attention from Signature. She also noted the drainage ditches need to be cleaned in preparation with winter. Ms. Tanner said this is usually started around November. Ms. Warmouth also noted that several people have suggested that they glaze the rocks in the central pond to make them look like they are moist in front of the fall area. This could be voted on at the January meeting and will be on this agenda. She also noted that someone asked why it is dark on the central island and she contacted Dan at Signature who said that he has gone into the vault and said that there is electricity going to the timer but not going out to the timer. He will get someone to look at it as the lights are there but not getting juice.

## VI. NEW BUSINESS

- A. **BOARD TO APPROVE 2016 ANNUAL BUDGET** – Ms. Tanner said the assessments are staying the same. She said net operating income is \$84.60, which is close as can be to get a 0 budget. She said the Ombudsman fee is being increased to \$4.25 per door by July, 2016. Secretary fling fee went from \$100 to \$50. Utilities were discussed as they were adjusted, as water will be reduced based on ponds. A 3% increase on management fees was included, as there had not been an increase since 2008. She said the updated Collection Policy and Fine Policy also needed to be approved, which was briefly discussed as there were a few updates that took effect October 1, 2015. **MOTION:** A motion was made by Mark Miskulin and seconded by Ed Arnold to approve the 2016 Annual Budget and Collection Policy and Fine Policy. **MOTION CARRIED UNANIMOUSLY.**
- B. **BOARD TO APPROVE COST FOR NEW RESERVE STUDY** – Ms. Tanner explained the process of an annual update and a new reserve study every five years. Because of all the major changes to the ponds, she recommended that they get a new reserve study a year early for \$1,295 instead of the annual update for \$850 and then need the full study next year. **MOTION:** A motion was made by Mark Miskulin and seconded by Philip Tooze to approve cost for new complete reserve study. **MOTION CARRIED UNANIMOUSLY.**

- C. **BOARD TO REVIEW PROPOSALS FOR PILLAR REPAIR** – Ms. Tanner said she was not able to get everything together so this will need to wait until the January meeting.
- B. **BOARD TO DISCUSS COMMUNITY ENTRANCE SIGN** – Ms. Tanner said they are looking at a big boulder with Cimarron printed on it, and she has Julie from Julie’s Sign Shop to make sure this can be done according to city regulations, making sure it will not impede sight. Ms. Warmouth said it should be where everyone can see it, but cannot interfere with oncoming traffic. Mr. Miskulin noted that a rock would be a good idea, but was just interested in identifying the area and being visible. Using the street lights was discussed. Once they hear from the city, they thought to wait on details and options. The Board noted the possibility of a discussion at the annual membership meeting for homeowner input.

**VII. OWNER CORRESPONDENCE**

- A. **REVIEW AND RESPOND TO OWNER CORRESPONDENCE** – The fences were discussed as homeowner thought the common area fences looked exceptionally poor and the Board noted that the fences were not HOA responsibility to maintain or repair. Ms. Tanner said usually in the spring a general notice is sent out regarding staining fences as homeowners need to understand that it is their responsibility to maintain these fences. Repair was also an issue. The Board further discussed the fences and possible solutions. One option discussed was to offer stain to all homeowners on a one-time basis, which Ms. Tanner noted would be about \$30,000 annually and would raise assessments. She noted she would call to get prices on one five-gallon bucket for each homeowner. This will be on the January agenda for further discussion and decision.

**VIII. PRESIDENT’S REPORT**

Ms. Warmouth did not have a report.

**IX. NEXT BOARD MEETING**

The next meeting will be an Annual Membership meeting on November 9, 2015 at 6 p.m. The next regular Board meeting is scheduled for January 11, 2016 with a Budget Ratification meeting held at EBMC sometime before the end of the year.

**X. HOMEOWNER COMMENTS**

No one wished to speak at this time.

**XI. ADJOURNMENT**

There being no further business the regular meeting was adjourned at 7:01 p.m. for the Executive Session.

Respectfully Submitted,

  
Recording Secretary

  
Board of Directors



Cimarron Meeting Request 10/19/15

Stacey Piro

to:

nikkitanner@ebmc.com

10/14/2015 09:03 AM

Hide Details

From: Stacey Piro

To: "nikkitanner@ebmc.com" <nikkitanner@ebmc.com>

Please respond to Stacey Piro

Nikki-

I will be unable to attend our next Board meeting on Oct. 19. Please read my concerns below so they can be part of the minutes.

First, the web site is looking good. Nice to have all our information in one place.

My 3 minutes on agenda items:

**#5, b. Compliance.** Our common fences are looking exceptionally poor. They are in extreme need of staining and repair. I look at the Highlands in Sun Valley and they are able to stain ALL fences inside and out. The condition of our common areas is a direct reflection on our Association and right now, we don't look good. We either need to abide by our CCR's or change them.

**#6, d). Community Entrance Sign.** I think a community sign is not necessary. It represents additional expense, maintenance and potential vandalism repair. We have compliance items that I think we should concentrate on before increasing our exposure.

Thanks

Appreciate the work you do

Stacey Piro