

CIMARRON MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, July 17, 2017
EBMC, 5011 Meadowood Mall Way, Suite 200, Reno, NV

Board Members Present: Pat Warmouth, President; Ed Arnold, Vice President; Philip Tooze, Secretary; Mark Miskulin, Treasurer and Gary Munson, Director

Board Members Absent: None

EBMC: BJ Brown, Community Association Manager
Linda Woosypiti, Recording Secretary

Homeowners Present: List on file with management

I. CALL MEETING TO ORDER

The Cimarron Master Homeowners Association Board of Director's meeting was called to order at 5:00 p.m. A quorum was established.

II. MEMBERSHIP FORUM

Robin Dobson from 3255 Venado Court submitted a request to move their fence as it had been moved further than their approved plan and therefore received a notice. She said she never thought it would be an issue and that the neighbor was at a harassment level. Ms. Warmouth reiterated that the homeowner requested to move the fence and did not ask the specifics. She told Ms. Dobson to leave the pictures and the Board would get back to them as action cannot be taken at this time.

Scott Goodwin noted that the whole greenbelt to Calla de Ora north and south drips are inactive and plants are dying. He said the box has a battery in it but no one changes it every year. Ms. Brown and the Board said have a bid and will talk about this at the meeting. He also said that people are doing trimming and maybe they could let people know not to remove trees. Ms. Warmouth said she will try to explain to homeowners that if they need to remove trees that they would need to ask permission. Mr. Goodwin said he doesn't want to confront them as they are neighbors. He was assured that if he let the Board know who is removing trees that they will not tell the person.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the April 17, 2017 minutes and made no changes. **MOTION:** A motion was made by Ed Arnold and seconded by Gary Munson to approve the April 17, 2017 Board of Directors Meeting minutes as presented. **MOTION CARRIED UNANIMOUSLY.**

IV. FINANCIALS

A. DISCUSS AND ACCEPT THE FINANCIAL STATEMENTS – Mr. Miskulin noted from the May 2017 balance sheet. He noted total operating cash at \$620,345; total reserves at \$188,215; total cash and investments at \$808,561; total accounts receivables at \$33,349; total current assets at \$818,348; total liabilities at \$99,002;

with total operating fund equity at \$560,838. **MOTION:** A motion was made by Philip Tooze and seconded by Gary Munson to approve the May, 2017 financials as presented. **MOTION CARRIED UNANIMOUSLY.**

V. COMMITTEE REPORTS

- A. **ARCHITECTURAL** – Mr. Arnold said submittals/reviews are being processed as soon as possible with quite a few coming in at this time.
- B. **COMPLIANCE** – Mr. Muskulin noted that there is nothing out of the ordinary occurring at this time. He noted there are mostly submittals for painting and yard work, which are being monitoring. He further noted that there are about five real problem residences that are in legal. The Board discussed trailers that have been noted to be visible and Ms. Brown said that she and Mark did drive through the property last Thursday and noticed a lot of trailers, which Mark will follow up on. Ms. Warmouth said that anyone on the Board can take a picture along with the address of any trailer/RV and email it to Ms. Brown in order to stay on top of things.
- C. **LANDSCAPE** – Signature Landscape was in attendance. Ms. Warmouth said that they were at the point where there are problems and wanted to know solutions. Signature representative noted that they are aware of the project and that there were areas that got behind. Irrigation has been frustrating which makes the Association look bad. Ms. Warmouth spoke about the meadows out front and that they looked very bad and discussed in detail the work that had been done. She said the east pond had water in it and the plants around it were dead as there was a leak. She spoke about the meadows that had not been mowed. She said no one is taking suckers out of trees. She said there was a willow in the middle of the new planted areas and asked why it could not be taken care of. Caesar from Signature said these areas had been neglected in the front as he was focused on the irrigation problems and admitted that he dropped the ball and neglected weeds as he was focused on irrigation, which takes time. He printed out some maps and distributed them of what he found so far. He said some irrigation items had been stolen last year. He discussed the areas and the problems throughout the community. He said they do not have a set schedule right now. Signature said they put forth time on weekends to catch up. He said some of the areas look better as all the mowing has been done, with areas cleaned up, weeds pulled out of plants and entrances have been pruned and will continue with pruning. Signature said they want to make it up to the association and make things right. Vandalism issues were discussed. Ms. Brown asked if they could get a handle on the maintenance issues that she listed for them and also maybe they could get some “eyes” out to see what is going on with the vandalism issue. This was further discussed. Ms. Warmouth said she passed out flags for people to use if there is a leak somewhere and Ms. Brown suggested sending a flyer out regarding people trying to stop the leaks without calling someone. Ms. Warmouth said as long as they can drive anywhere in the community and it looks good, they are happy. The proposal for new controllers was discussed regarding using a chemical to kill them and asked for a proposal from Signature. This was further discussed regarding the willows as Ms. Brown said she does not want them eliminated completely. There was further discussion regarding some of the other areas where the trees are shooting off into the common area that need to be removed without killing any trees. The weeds will be taken care of by the end of the week with the pruning taking a little longer.

VI. OLD BUSINESS

There was nothing to discuss at this time.

VII. NEW BUSINESS

- A. **BOARD TO RATIFY THE APPROVAL/COST OF CAGES FOR BACK FLOW** – Ms. Warmouth noted that because the back flow cages had been stolen so quickly this needed to be approved as soon as possible. **MOTION:** A motion was made by Gary Munson and seconded by Mark Miskulin to ratify the approval for cost of cages for back flow systems. **MOTION CARRIED UNANIMOUSLY.**

- B. **BOARD TO REVIEW AND APPROVE IRRIGATION REPAIRS FOR DEL FUEGO** – Signature proposal was reviewed for irrigation replace and repair at Del Fuego for \$4,500. The budget was checked regarding landscape expenses, which has about \$48,000 for the year. The Board noted that this cost will come from reserves. The other proposal was for valve replacement as irrigation will not work without functioning valves, which is \$4,070 and will also come out of reserves. **MOTION:** A motion was made by Philip Tooze and seconded by Gary Munson to accept the proposal from Signature for \$4,500 for repair of irrigation. **MOTION CARRIED UNANIMOUSLY. MOTION:** A motion was made by Gary Munson and seconded by Philip Tooze to accept the proposal from Signature for replacement of valves for \$4,070. **MOTION CARRIED UNANIMOUSLY.**

VIII. OWNER CORRESPONDENCE

- A. **REVIEW AND RESPOND TO OWNER CORRESPONDENCE** – There was nothing to discuss.

IX. PRESIDENT’S REPORT

President would like the board and homeowners to provide ideas. This was not discussed at this time.

X. NEXT BOARD MEETING

The next meeting is scheduled for October 16, 2017 at Van Gorder Elementary school at 6pm.

XI. HOMEOWNER COMMENTS

No one wished to speak at this time.

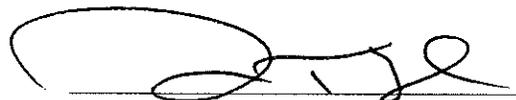
XII. ADJOURNMENT

There being no further business the regular meeting was adjourned at 5:56 p.m. for the Executive Session.

Respectfully Submitted,



 Recording Secretary



 Board of Directors