

**CIMARRON MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, October 13, 2014
Edward Van Gorder Elementary School**

Board Members Present: Pat Warmouth, President; Greg LeZalla, Vice President; Terry Leach, Secretary (arrived at 6:23); Mark Miskulin, Treasurer and Ed Arnold, 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 6:05 p.m. A quorum was established.

II. MEMBERSHIP FORUM

No one wished to speak at this time.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 14, 2014 minutes and made no changes. **MOTION:** A motion was made by Greg LeZalla and seconded by Mark Miskulin to approve the July 14, 2014 Board of Directors Meeting minutes as presented. **MOTION CARRIED UNANIMOUSLY.**

IV. FINANCIALS

A. DISCUSS AND ACCEPT THE FINANCIAL STATEMENTS – The August financials were briefly discussed. Total operating was at \$325,431, total reserve was at \$529,290 with receivables at \$54,643. Total current assets were at \$554,302 with liabilities at \$80,075 and total equities at \$554,302. **MOTION:** A motion was made by Greg LeZalla and seconded by Ed Arnold to accept the financials through August as read in accordance with NRS116.33803. **MOTION CARRIED UNANIMOUSLY.**

B. BOARD TO APPROVE 1120H FORM AND CPA FOR AUDIT – Ms. Brown recommended staying with the same CPA, Kohn & Company, as they have all the records from previous years. **MOTION:** A motion was made by Mark Miskulin and seconded by Ed Arnold to approve using the same CPA, Kohn & Company, for audit and tax preparation. **MOTION CARRIED UNANIMOUSLY.** **MOTION:** A motion was made by Pat Warmouth and seconded by Mark Miskulin to approve using form 1120-H for tax return. **MOTION CARRIED UNANIMOUSLY.**

- C. **BOARD TO APPROVE 2015 BUDGET** – Greg LeZalla said they were looking to adjust some of the budget and some will stay the same. Ms. Brown said there were a few areas with increases, but for the most part, the budget will remain the same. She spoke regarding the Obamacare increase, which could affect the budget increase. She said the management fee will be staying the same. The only area that was adjusted was under reserve for pond. She noted that they put \$40,000 under pond. Irrigation and paths were taken out as these were done last year. Year to date changed by \$6,000, so assessments will remain the same and Ms. Brown said the HOA stays well under budget. She also noted that bad debt was lowered as homes are selling at this time. Mr. LeZalla asked regarding the retention walls behind Sansol, which was listed under common area maintenance at \$28,000. This would include the wall and other expenses as well. Ms. Warmouth noted that the money is there if something needs to be done during the year in common area. **MOTION:** A motion was made by Ed Arnold and seconded by Mark Miskulin to accept the 2015 Budget as presented. **MOTION CARRIED UNANIMOUSLY.**

V. COMMITTEE REPORTS

- A. **ARCHITECTURAL** – Ms. Warmouth said they are still approving yard work and painting and it has not slowed down at this time.
- B. **COMPLIANCE** – Ms. Warmouth noted that she and Ms. Brown completed a tour of the community today, which is done about once a month where they go around the villages. She noted that last month, there were about 5 or 6 not in compliance, but today, there were about 21 trailers. The areas are broken up into three sections and Mr. Miskulin also does a section.
- C. **LANDSCAPE** – Mr. LeZalla said with the variation of heat, they had a hard time keeping the ponds running and controlling algae and the two ponds as well as the east pond are down because of the pumps and motors burned out. He noted that all three ponds have been shut down for about a month now and they need to clean up the middle one and working on trying to do something different with them that would be less maintenance. This would require going door to door to get every homeowner's approval regarding changing from ponds to something else as the ponds cannot be eliminated without approval from homeowners. He further noted that they are trying to make them aesthetically pleasing. He said they have worked hard this year with sprinkler heads that went off that should not have gone off and areas that should not have been dry and they are trying to keep everything looking great. He also said they looked at some of the paths where the bigger cracks are located and Ms. Warmouth said they do not own the streets so the city needs to be called regarding the cracks there. She said over \$4,000 was paid out this past month in repairs wanted to review the paperwork to see if there was a particular area where money is spent and see if there is an ongoing problem at a particular place. Once information is obtained, the Board will be discussing further where the problem lies. Ms. Brown noted that a spreadsheet will track the information to find out where the problem areas lie.

VI. NEW BUSINESS

- A. **BOARD TO DISCUSS ONGOING POND ISSUES** – Mr. LeZalla covered this in the Landscape Committee report. Ms. Warmouth said they have told the company

what they want and the cost and that by the next business meeting in January could have something to work on. Using waste water was discussed, but not an option.

VII. UNFINISHED BUSINESS

There was nothing to discuss at this time.

VIII. OWNER CORRESPONDENCE

A. REVIEW AND RESPOND TO OWNER CORRESPONDENCE – Ms. Brown noted that there was correspondence regarding some of the entrances. She noted that the areas need to be photographed to note what has to be done. Mr. LeZalla said he was told by Signature that they were not done with these areas. Ms. Brown noted that the grass is not filling in and something needs to be done to make them more aesthetically pleasing and need to figure out how many of the entrances need to be completed and then find out costs. Mr. LeZalla noted that there were 27 spots with 16 being the worst. He said in August or September 2013 there should be information regarding re-sodding the areas and moving the boulders to fill in the spots where bushes or trees were torn out. Ms. Brown said she does not use the landscaping companies to do these things and will go to outside contractors.

IX. PRESIDENT’S REPORT

Ms. Warmouth did not have a report.

X. NEXT BOARD MEETING

The next Board of Directors meeting will be in January, 2015. The next annual homeowners meeting will be November 17, 2014.

XI. HOMEOWNER COMMENTS

Homeowner wanted to know if a copy of the budget will be available and Ms. Brown said it will go out to entire membership and a budget ratification meeting will be scheduled along with the annual membership meeting. He also wanted to know who to contact if there are questions or comments regarding landscaping and Ms. Brown said to contact her.

Homeowner noted that there is a large campaign sign on the fence, which is the homeowner’s property, and wanted to know restrictions. Ms. Brown said they will need to have it down within 30 days of the election.

XII. ADJOURNMENT

There being no further business the regular meeting was adjourned at 6:47 p.m. for the Executive Session by motion from Greg LeZalla and seconded by Terry Leach.

Respectfully Submitted,


Recording Secretary


Board of Directors