

**CIMARRON MASTER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, Oct. 17, 2016
Held at Van Gorder Elementary School

Board Members Present: Pat Warmouth, Ed Arnold, Philip Tooze, Mark Miskulin
Board Members Absent: None.
EBMC: BJ Brown, Community Manager, Jessika Avalos, Recording Secretary
Other: None.
Homeowners Present: List on File with Management

I. CALL MEETING TO ORDER/ROLL CALL

Pat Warmouth called the meeting to order at 6:13 p.m.

II. MEMBER'S FORUM – Agenda Items Only

No Homeowners had comments at this time.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve July 11, 2016 Board Meeting Minutes

The board briefly reviewed the previous meeting minutes.

Motion: Phillip Tooze made a motion to approve the July 11, 2016 minutes as written. The motion was seconded by Mark Miskulin. The motion was unanimously approved.

IV. FINANCIAL REPORTS

A. Review and Approve Financial Report for 2017.

Mark Miskulin briefly went over the financial report with the board.

Motion: Ed Arnold made a motion to accept the financial report for 2017 as presented. The motion was seconded by Philip Tooze. The motion was unanimously approved.

B. Review and Approve 2017 Budget

Pat Warmouth briefly explained the 2017 budget to the board.

Motion: Mark Miskulin made a motion to approve the 2017 budget as written. The motion was seconded by Philip Tooze. The motion was unanimously approved.

C. Review and Approve 1120H and CPA

The Board reviewed the 1120H form.

Motion: Ed Arnold made a motion to approve the 1120H form and CPA as written. The motion was seconded by Philip Tooze. The motion was unanimously approved.

V. Committees Report

A. Architectural

Ed Arnold briefly gave the Architectural Report.

B. Compliance

Mark Miskulin described some items on the compliance report to the board.

C. Landscape

Pat Warmouth briefly described issues noted on the Landscape report. Additionally there was some discussion regarding the defensible space clearing around the perimeter of the property. We are only talking about the areas that are not included in the landscaping contract. It is important to keep these areas cleared 5 feet back from the six foot fence. BJ explained that we have this work done every year and we have budgeted \$8,500 for 2015.

Motion: Mark Miskulin made a motion to approve the clearing of defensible space around the parameter fencing as proposed by Signature Landscaping in the amount of \$2,742.00 as presented. The motion was seconded by Philip Tooze and unanimously approved.

VI. Old Business:

None.

VII. New Business

A. Board to review and approve bids for basin clean out

Pat Warmouth briefly explained what the proposal is for clearing the ditches.

Motion: Ed Arnold made a motion to accept the proposal as presented by Signature Landscaping in the amount of \$6,854.00 as presented. The motion was seconded by Mark Miskulin and unanimously approved.

B. Discuss/Approve/Disapprove Willow Removal

Pat Warmouth explained that the trees that the Board is looking to remove are some of the willows along Wingfield in several areas. She also explained the reasoning behind the removal. One of the main concerns is that the trees are invasive.

Motion: Mark Miskulin made a motion to remove the Willow Trees. The motion was seconded by Philip Tooze and unanimously approved.

VIII. Owner Correspondence

BJ Brown stated that there is not correspondence at this time.

IX. PRESIDENT'S REPORT

There was no further discussion during this portion of the meeting. She did explain that all members of this Board are volunteers and there are specific rules that they must follow. She asked that all members remain friendly.

X. Next Board Meeting:

The next Board Meeting/Annual meeting was scheduled for January 23, 2017

XI. 2ND MEMBER'S FORUM

A. Mark Sanford

Homeowner brought up some confusion as to what he needed to do about a parameter wall. He also stated that part of his property is not within his fence line. BJ recommended that the Homeowner contact an attorney if he has specific questions regarding his property.

B. Homeowner

He has questions about his CC&R's that he received when he purchased his home. He also asked about the exact plat plan that he was issued when he purchased his home. BJ again suggested that he should contact an attorney if he has specific questions about his particular property.

C. Homeowner

He was wondering if the outside of his fence was his responsibility as well. He also wanted to know if the board has asked Signature to redirect the sprinkler heads so that they are not facing the fences. Later he asked how often how often he is required to stain.

D. Scott Goodwin

Homeowner brought up the loss of trees due to the drip problem. He was wondering if there any intention on replacing the trees that were lost.

E. Pat Dwyer

Homeowner is concerned about the toadstools in the common area. She is concerned that they will get into her yard.

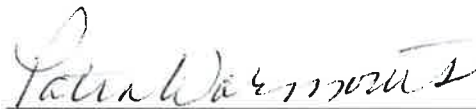
XII. ADJOURNMENT

Pat Warmouth made a motion to adjourn the meeting. It was seconded by Philip Tooze and unanimously approved. The meeting adjourned at 7:08 pm.

Respectfully Submitted,



Recording Secretary



Board of Directors