

**CIMARRON MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, April 13, 2015
Edward Van Gorder Elementary School**

Board Members Present: Pat Warmouth, President; Ed Arnold, Vice President; Philip Tooze, Secretary; Mark Miskulin, Treasurer and Sam Sutherland, 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 January 12, 2015 minutes and made no changes. **MOTION:** A motion was made by Mark Miskulin and seconded by Philip Tooze to approve the January 12, 2015 Board of Directors Meeting minutes as presented. **MOTION CARRIED UNANIMOUSLY.**

IV. FINANCIALS

A. DISCUSS AND ACCEPT THE FINANCIAL STATEMENTS – The financials were briefly discussed. Mr. Miskulin noted that the Association's total cash amount was \$409,384 according to the balance sheet. He said there were \$52,110 for cash receivables and total assets of \$610,258. Liabilities were also discussed. **MOTION:** A motion was made by Ed Arnold and seconded by Sam Sutherland to accept the current financials as read in accordance with NRS116.33803. **MOTION CARRIED UNANIMOUSLY.**

V. COMMITTEE REPORTS

A. ARCHITECTURAL – Mr. Arnold said he has not reviewed many architectural submittals except for a few owners who wish to paint their exteriors.

B. COMPLIANCE – Mr. Miskulin noted that nothing out of the ordinary is occurring except for a few trashcans and a few complaints. He noted that on May 1st they will start writing up yards. Ms. Warmouth said they will need guidelines as lawns will not be as green as in the past because of the draught. Ms. Brown said to look for weeds and yards that are obviously a mess.

- C. **LANDSCAPE** – Ms. Warmouth said she wanted to ask Signature Landscape what they will be doing to comply with the request from TMWA to cut back 10%. Since everything is about ready to be up and running Signature noted that they are in the process of cutting back between 10 and 20 percent in programming alone and when the season starts, will adjust from there. She noticed that sprinklers are still watering the street on Tres Aroyos and Dan from Signature said he will take care of that area as he is programming controllers himself. The evaporation controllers were discussed as Ms. Warmouth noted that there were some installed several years ago and they said they are not as efficient but used. Plants were discussed and their draught tolerance.

VI. NEW BUSINESS

- A. **BOARD TO DISCUSS PONDS PRESENTATION BY SIGNATURE** – Ms. Warmouth said they have been discussing the ponds for years and it is time to do something. Lebo Newman and Dan Osborn from Signature were in attendance to do a visual presentation. They had pictures of each pond and the surrounding areas pointing out the problems with each one, their visibility and the waterfalls and overflows. Each option was discussed. Option 1 was to keep everything the same and repair as is; Option 2 was to renovate the existing ponds to increase efficiency; Option 3 was to remove and redesign the ponds. Loss of water was discussed as they thought that a “fair amount of water” is used to keep the ponds going. Downsizing the ponds was noted to be more efficient. Pondless features were discussed with photos of some of the ways this would work and the benefits of this type of system. Ms. Warmouth asked regarding changes after the approval for Phase 3 and they said timeline would be around 3 or 4 weeks.
- B. **BOARD TO DISCUSS BIDS FOR POND IMPROVEMENTS** – The Board discussed the need for pond improvements after the presentation. A legal opinion was obtained regarding eliminating the water features if required. Specifics were discussed regarding the pondless features that were described by Signature. All three options were discussed. Option 1 was off the table with all in agreement. **MOTION:** A motion was made by Pat Warmouth and seconded by Mark Miskulin to just do the center pond with dry creek beds for east and west ponds. **MOTION CARRIED UNANIMOUSLY.** The Board noted that a new cost will be need to be worked up for combined cost of the approved projects. The design was approved and Ms. Brown said the cost needs to be approved as they only have an estimate at this time. A meeting would need to be set up just to approve the cost once it is decided and presented to the Board by Signature. They noted that the cost needs to be under 15% of budget otherwise homeowner approval would be required.
- C. **BOARD TO REVIEW AND APPROVE BID FOR TURF REDUCTION AT CALLE DE ORO AT VIA DEL COBRE** – Ms. Warmouth noted that some of the sod had already been removed and needed to be removed from around the corner. She said they want to put the sod on the other side as well. They noted that water reduction is important. The proposal was for \$4,772 for this area. **MOTION:** A motion was made by Ed Arnold and seconded by mark Miskulin to give Signature Landscape the approval to clean up that area per the proposal presented. **MOTION CARRIED UNANIMOUSLY.** The Board also discussed the proposals from Signature for turf reduction throughout multiple areas where they proposed to remove

existing grass, convert sprinklers to drip, install plants and install a combination of dg and 4" minus river rock. Each item was separate and they noted that they could do an area or areas at a time, section by section and pick and choose which items to do.

- D. UPDATE ON WEB SITE FOR CIMARRON ASSOCIATION** – Mr. Miskulin noted that he talked with Jenna, owner and web designer at the company putting up the site and noted that there will be no monthly fees until site is up and running. The responses were for an orange colored scheme and the Board agreed. He said documents would need to be uploaded such as CC&Rs, bylaws, minutes, etc. The site will be updated as often as needed as this is a part of the monthly fee. Pictures are needed for the home page and Ms. Warmouth suggested a picture of one of the parks. The Board reviewed the pictures that Mr. Miskulin had taken in the area. He also noted that there will be a direct link to EBMC for complaints from homeowners that would be anonymous.

VII. UNFINISHED BUSINESS

- A. BOARD TO DISCUSS RE-LANDSCAPING OF SPECIFIC ENTRANCE AREAS** – Ms. Warmouth said Signature would do each of the entrance areas for \$545, but there are several in her opinion the do not need anything. She said there were only about five or six that need to be done and asked the Board for approval to move forward in the areas that need to be re-lanscaped. **MOTION:** A motion was made by Ed Arnold and seconded by Philip Tooze to do the corner planting in accordance with the list that Pat Warmouth had made up. **MOTION CARRIED UNANIMOUSLY.**

VIII. OWNER CORRESPONDENCE

- A. REVIEW AND RESPOND TO OWNER CORRESPONDENCE** – There was nothing to review at this time.

IX. PRESIDENT'S REPORT

Ms. Warmouth did not have a report.

X. NEXT BOARD MEETING

The next Board of Directors meeting will be July 13, 2015 at EBMC at 5:30 p.m.

XI. HOMEOWNER COMMENTS

Homeowner was interested in painting his home and the Board noted to email BJ Brown and she would be able to get the forms to him.

XII. ADJOURNMENT

There being no further business the regular meeting was adjourned at 7:42 p.m. for the Executive Session.

Respectfully Submitted,


Recording Secretary


Board of Directors