

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

**Monday, January 12, 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 October 13, 2014 minutes and made no changes. **MOTION:** A motion was made by Ed Arnold and seconded by Philip Tooze to approve the October 13, 2014 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 total operating cash as of November, 2014 was \$329,943 with total reserve and investment cash at \$179,742, total assets at \$536,395, and total liabilities around \$53,900. **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 there is not much going on with architectural changes because of the winter months.
- B. COMPLIANCE** – Mr. Miskulin said on his drive-throughs he has only seen trashcans out or fences that need repair and other than those items, not much more.
- C. LANDSCAPE** – There was no report.

VI. NEW BUSINESS

- A. BOARD TO DISCUSS PONDS PRESENTATION BY JODY MASON FROM ARTISTIC GARDENS** – Jody Mason from Artistic Gardens made a presentation regarding the ponds. He said he evaluated the pond at the north end and said there are three options. He noted that the electrical system is intact, with some issues and the pipes are in various stages of progression, between being cracked and broken. He also noted the farthest east pond is in the best shape with pumps and piping intact, the middle pond is in decent shape and the western pond is in bad shape. He said the goal is to increase efficiency in doing away with reservoirs and tidging up mechanicals. Options were discussed with Option 1 being to redo the pond the way it is. He did not recommend this but is the most cost effective. Option 2 is to bury tanks at each location of proper size to re-circulate water to desired level and redo the pump system. He suggested doing away with the current pumps and go with submersible pumps, which are easier to maintain and more efficient. He noted that the middle water feature had quit a few leaks which would be repaired by burying the tank with a submersible pump. He said they would also need to fill in the reservoir. He noted that the western water feature has the most surface area of water with 5 or 6 cascades and suggested to condense to a 2 or 3 cascade complex and condense the size of the water feature. He suggested to bury the tank and create creek beds back to the tanks with more evaporation and then tune everything up. Option 3, which he recommended, was to abandon the water features completely and bury them. Ms. Warmouth said this option would need 50% of the homeowners to vote and agree on. He said the cost would be high but the landscaping is mature and maintenance would be eliminated. He also said they could do a fountainhead or tall rocks that water cascades over. Regarding costs, he said all three on option 2 are in the \$150,000 range but he would need an analysis for more accurate cost. He further explained some of the junction boxes and the lack of continuity. The Board discussed needing a cost. They also discussed the possibly of keeping two of the features and getting rid of one. The Board also discussed having a legal opinion from the attorney. The Board asked Mr. Mason if he could do aesthetic drawings for them. Going to bid was discussed. He said the mechanical part is what would drive the price up. Mr. Arnold noted that the cost and legal opinion are the first steps. Ms. Brown said she would call Gayle Kern tomorrow regarding eliminating one of the ponds and the Board decided and Mr. Mason agreed to get information to them at the first of March for discussion at the April Board of Directors meeting.
- B. BOARD TO DISCUSS ESTABLISHING A WEB SITE FOR CIMARRON ASSOCIATION** – Information was provided regarding the web site which showed samples of other sites. The Board discussed the information. Ms. Brown said the site is a community tool. She noted that agendas would still need to be mailed out. The Board discussed that they would need someone to maintain the information at a cost. The website would cost \$195 per quarter after initial set up of \$1,200. The minutes would be posted as well as rules and regulations and CC&Rs. There would also be a link to EBMC portal which would access the area to pay online, which is convenient. **MOTION:** A motion was made by Philip Tooze seconded by Ed Arnold to hire someone to set up a website for the Association. Pat Warmouth opposed. Motion passed 4-1.

VII. UNFINISHED BUSINESS

- A. BOARD TO DISCUSS RE-LANDSCAPING OF SPECIFIC ENTRANCE AREAS** – Ms. Warmouth said there was still an issue where the landscaping needed to be removed as it was a hazard when driving around certain corners. Signature sent in a proposal for these corners. Ms. Brown said they could put some sod in the areas around the rocks. **MOTION:** A motion was made by Pat Warmouth and seconded by Mark Miskulin to have each board member visit each location indicated to be a hazard and to make a decision if the area needs plants or grass seeds and comment and let her know suggestions by March. She further motioned to table this item and by the next meeting have the information available and sent to BJ Brown to include on the agenda. **MOTION CARRIED UNANIMOUSLY.**

VIII. OWNER CORRESPONDENCE

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

IX. PRESIDENT'S REPORT

Ms. Warmouth did not have a report.

X. NEXT BOARD MEETING

The next Board of Directors meeting was set for April 13, 2015.

XI. HOMEOWNER COMMENTS

No one wished to speak at this time.

XII. ADJOURNMENT

There being no further business the regular meeting was adjourned at 6:49 p.m. for the Executive Session.

Respectfully Submitted,



Recording Secretary

Board of Directors

