

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

Monday, April 17, 2017

Van Gorder Elementary School, 7650 Campello Drive, Sparks, 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 6:00 p.m. A quorum was established.

II. MEMBERSHIP FORUM

Bill Laden spoke about house painting and the fact that there were homes that needed attention. He also noted regarding trash pickup and the use of a strap on the lid to keep it down, which was briefly discussed. He said the city cleaned the streets today and huge rocks and a big pile of rocks were left behind. He asked if someone would get a hold of city of Sparks and Ms. Brown said homeowners could talk with them as well.

William Robertson asked regarding a deadline on fence staining and noted that he complied. He wanted to know about the people who are not doing the job. Mr. Miskulin said fences are being blown down and replaced. He said he appreciated that he had stained his fence. He said that the issue had been forced and now they are backing off and taking the approach that they want everyone to stain but also realize that most of the fences need to be replaced and therefore are going case by case and are working with homeowners. Mr. Robertson noted that they might want to send out another letter. The stain fence issue was further discussed. Ms. Warmouth said that as better weather is on the way that they will probably see the compliance committee being more active to repair fences and making sure that properties are kept clean. She said with the bad weather this year, owners did not do the work that was necessary.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the February 8, 2017 minutes and made no changes. **MOTION:** A motion was made by Ed Arnold and seconded by Philip Tooze to approve the February 8, 2017 Board of Directors Meeting minutes as presented. **MOTION CARRIED UNANIMOUSLY.**

IV. FINANCIALS

- A. **DISCUSS AND ACCEPT THE FINANCIAL STATEMENTS** – Mr. Miskulin briefly discussed the financials noting that total operating is \$569,924, total reserves are \$185,343, total cash investments are \$755,277 with total assets at \$265,553. He also noted that total pre-pays are \$8,487 with total liabilities and capital at \$774,040.

V. COMMITTEE REPORTS

- A. **ARCHITECTURAL** – Mr. Arnold said owners are starting to work on their homes. There are a few submittals at this time, but with the weather getting warmer, several more should come through and continue through spring and summer.
- B. **COMPLIANCE** – Mr. Miskulin noted that compliance issues have been quiet, but starting May 1st they will be looking at lawns, painting, fences and repairs. He said that every year, once the weather starts clearing and getting warmer, everyone starts working and making everything look better. Ms. Warmouth also noted that it is difficult to get workmen out to do work as they are backed up at this time.
- C. **LANDSCAPE** – Ms. Warmouth noted that there have been a couple of problems lately. She noted to homeowners that if there is a tree in the common area that needs to be trimmed to let Ms. Brown or Signature Landscape know, if they are in the area. She also noted that there were some thefts of backflow parts that will need to be replaced.

VI. OLD BUSINESS

There was nothing to discuss

VII. NEW BUSINESS

- A. **BOARD TO APPROVE COSTS FOR REPLACEMENT OF PLANTS AT ENTRY AND IN OTHER AREAS THROUGHOUT** – Ms. Warmouth noted that there was a bid from Signature Landscape for \$8,200 for everything that had been discussed. The budgeted amount for planting and landscape work was discussed and it was noted that there is \$28,000 budgeted for common area maintenance. There are 40 acres of open area at Campello and Calla del Oro to address as well as entry for the ponds and center island at the ponds. Instead of seasonal color changes, they will do something more permanent in that area and also enhance the pond area that was started last year. The Board reviewed and discussed the quotes from Signature. **MOTION:** A motion was made by Gary Munson and seconded by Mark Miskulin to accept the Signature Landscape proposal for all items indicated for \$8,200. **MOTION CARRIED UNANIMOUSLY.**
- B. **BOARD TO APPROVE COST FOR THE REPLACEMENT OF TREES IN VISIBLE AREAS THAT HAVE BEEN REMOVED IN THE PAST** – A proposal from Signature Landscape

for \$16,194 was received for fences, which would come out of the reserve account. Ms. Warmouth said that the fences were deteriorating in 15 areas. Signature recommended going in and cleaning it up, putting down some weed barrier with rock on top of the eroded area, which should change the lives of the fences. There was further discussion regarding the erosion around the fences. **MOTION:** A motion was made by Ed Arnold and seconded by Gary Munson to accept the Signature Landscape proposal to do the work behind Sansol Drive as written at \$16,194 and to start as soon as possible. **MOTION CARRIED UNANIMOUSLY.**

VIII. OWNER CORRESPONDENCE

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

IX. PRESIDENT'S REPORT

Ms. Warmouth noted she had nothing further to report.

X. NEXT BOARD MEETING

The next meeting is scheduled for July 17, 2017 at EBMC at 5pm.


XI. HOMEOWNER COMMENTS

No one wished to speak at this time.


XII. ADJOURNMENT

There being no further business the regular meeting was adjourned at 6:34 p.m. for the Executive Session.

Respectfully Submitted,



Recording Secretary



Board of Directors