

**CIMMARON MASTER ASSOCIATION
ORGANIZATIONAL MEETING
Monday, November 9, 2015
Van Gorder Elementary School**

Board Members Present: Pat Warmouth, Ed Arnold, Philip Tooze and Sam Sutherland

Board Members Absent: Mark Miskulin

EBMC: Nikki Tanner, Community Association Manager
Linda Woosypiti, Recording Secretary

I. CALL MEETING TO ORDER

The Cimarron Master Homeowners Association Election Meeting was called to order at 6:30 p.m. A quorum was established.

II. BOARD TO ELECT OFFICERS TO POSITIONS ON 2015-2016 BOARD OF DIRECTORS

Motion was made by Ed Arnold, seconded by Philip Tooze to keep current positions the same. All in favor, motion passed.

Pat Warmouth, President
Ed Arnold, Vice president
Philip Tooze, Secretary
Mark Miskulin, Treasurer
Sam Sutherland, Director

III. MEMBERS FORUM

No one wished to speak at this time.

IV. FILL OUT NRS AND FIDUCIARY FORMS

The board filled out and signed NRS forms.

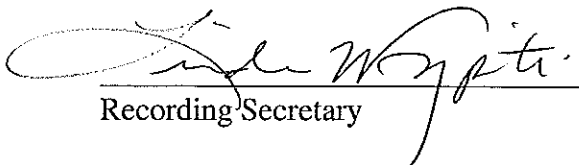
V. MEMBERS FORUM

No one wished to speak at this time.

VI. ADJOURNMENT

There being no further business, the organizational meeting was adjourned at 6:48 p.m.

Respectfully Submitted,


Recording Secretary


Board of Directors

**CIMARRON MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, October 19, 2015
Van Gorder Elementary School**

Board Members Present: Pat Warmouth, President; Ed Arnold, Vice President; Philip Tooze, Secretary; Mark Miskulin, Treasurer

Board Members Absent: Sam Sutherland, Director

EBMC: Nikki Tanner, 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. Letter from Stacey Piro, 3142 Minino Court, is attached to minutes per her request.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 13, 2015 minutes and made no changes. **MOTION:** A motion was made by Ed Arnold and seconded by Mark Miskulin to approve the July 13, 2015 Board of Directors Meeting minutes as presented. **MOTION CARRIED UNANIMOUSLY.**

IV. FINANCIALS

A. DISCUSS AND ACCEPT THE FINANCIAL STATEMENTS – MOTION: A motion was made by Mark Miskulin and seconded by Philip Tooze to file IRS Tax Return Form 1120-H. **MOTION CARRIED UNANIMOUSLY.** Mark Miskulin noted from the August 2015 Balance Sheet showing total operating 413,041.43, total reserves and investment at \$605,629.32. Accounts receivables show \$31,714.77, total current assets at \$626,278.02 and total liabilities at \$78,933.84, total operating fund at \$387,660.29 and total reserve fund at \$159,683.89 with total liability and capital showing \$626,278.02. Ms. Warmouth noted that she would like to also see the amounts for fall, such as water costs, ponds, etc. to see if there were any savings and Ms. Tanner said that these bills are a month behind. She said they should have September but she was not sure about October. **MOTION:** A motion was made by Ed Arnold and seconded by Philip Tooze to accept the current financials as read by Mark in accordance with NRS116.33803. **MOTION CARRIED UNANIMOUSLY.**

B. REVIEW AND ACCEPT THE 2014 AUDIT – The Board briefly reviewed the 2014 audit, which was received from the CPA in August. Ms. Tanner noted that reserves are fully funded according to the audit. **MOTION:** A motion was made by Mark Miskulin and seconded by Philip Tooze to accept the 2014 audit. **MOTION CARRIED UNANIMOUSLY.**

V. COMMITTEE REPORTS

- A. **ARCHITECTURAL** – Mr. Arnold said there have been requests for awnings, landscaping changes, etc. and have not denied any. He noted that owners are applying with appropriate paperwork and things are getting done. Ms. Warmouth said there were quite a few who are painting their homes.
- B. **COMPLIANCE** – Mr. Miskulin noted that starting in November they are going to change the compliance drive around where Nikki and he are going to take over the drive, splitting the community in half. The reason for this is to get a similar eye for the community and help with items that are ongoing to keep on top of things and maybe get some results. If this does not work, he noted that they will go another direction or go back to original procedure. He said that overall, yard violations will cease in November, except for the bad ones or other issues that have been going on for a long time.
- C. **LANDSCAPE** – Ms. Warmouth noted that on her walk-around she saw that some of the back trails need attention from Signature. She also noted the drainage ditches need to be cleaned in preparation with winter. Ms. Tanner said this is usually started around November. Ms. Warmouth also noted that several people have suggested that they glaze the rocks in the central pond to make them look like they are moist in front of the fall area. This could be voted on at the January meeting and will be on this agenda. She also noted that someone asked why it is dark on the central island and she contacted Dan at Signature who said that he has gone into the vault and said that there is electricity going to the timer but not going out to the timer. He will get someone to look at it as the lights are there but not getting juice.

VI. NEW BUSINESS

- A. **BOARD TO APPROVE 2016 ANNUAL BUDGET** – Ms. Tanner said the assessments are staying the same. She said net operating income is \$84.60, which is close as can be to get a 0 budget. She said the Ombudsman fee is being increased to \$4.25 per door by July, 2016. Secretary fling fee went from \$100 to \$50. Utilities were discussed as they were adjusted, as water will be reduced based on ponds. A 3% increase on management fees was included, as there had not been an increase since 2008. She said the updated Collection Policy and Fine Policy also needed to be approved, which was briefly discussed as there were a few updates that took effect October 1, 2015. **MOTION:** A motion was made by Mark Miskulin and seconded by Ed Arnold to approve the 2016 Annual Budget and Collection Policy and Fine Policy. **MOTION CARRIED UNANIMOUSLY.**
- B. **BOARD TO APPROVE COST FOR NEW RESERVE STUDY** – Ms. Tanner explained the process of an annual update and a new reserve study every five years. Because of all the major changes to the ponds, she recommended that they get a new reserve study a year early for \$1,295 instead of the annual update for \$850 and then need the full study next year. **MOTION:** A motion was made by Mark Miskulin and seconded by Philip Tooze to approve cost for new complete reserve study. **MOTION CARRIED UNANIMOUSLY.**

- C. **BOARD TO REVIEW PROPOSALS FOR PILLAR REPAIR** – Ms. Tanner said she was not able to get everything together so this will need to wait until the January meeting.
- B. **BOARD TO DISCUSS COMMUNITY ENTRANCE SIGN** – Ms. Tanner said they are looking at a big boulder with Cimarron printed on it, and she has Julie from Julie's Sign Shop to make sure this can be done according to city regulations, making sure it will not impede sight. Ms. Warmouth said it should be where everyone can see it, but cannot interfere with oncoming traffic. Mr. Miskulin noted that a rock would be a good idea, but was just interested in identifying the area and being visible. Using the street lights was discussed. Once they hear from the city, they thought to wait on details and options. The Board noted the possibility of a discussion at the annual membership meeting for homeowner input.

VII. OWNER CORRESPONDENCE

- A. **REVIEW AND RESPOND TO OWNER CORRESPONDENCE** – The fences were discussed as homeowner thought the common area fences looked exceptionally poor and the Board noted that the fences were not HOA responsibility to maintain or repair. Ms. Tanner said usually in the spring a general notice is sent out regarding staining fences as homeowners need to understand that it is their responsibility to maintain these fences. Repair was also an issue. The Board further discussed the fences and possible solutions. One option discussed was to offer stain to all homeowners on a one-time basis, which Ms. Tanner noted would be about \$30,000 annually and would raise assessments. She noted she would call to get prices on one five-gallon bucket for each homeowner. This will be on the January agenda for further discussion and decision.

VIII. PRESIDENT'S REPORT

Ms. Warmouth did not have a report.

IX. NEXT BOARD MEETING

The next meeting will be an Annual Membership meeting on November 9, 2015 at 6 p.m. The next regular Board meeting is scheduled for January 11, 2016 with a Budget Ratification meeting held at EBMC sometime before the end of the year.


X. HOMEOWNER COMMENTS

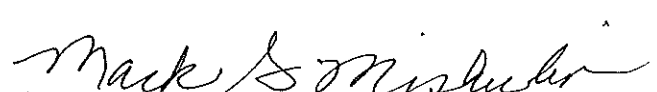
No one wished to speak at this time.

XI. ADJOURNMENT

There being no further business the regular meeting was adjourned at 7:01 p.m. for the Executive Session.

Respectfully Submitted,


Recording Secretary


Board of Directors



Cimarron Meeting Request 10/19/15

Stacey Piro

to:

nikkitanner@ebmc.com

10/14/2015 09:03 AM

Hide Details

From: Stacey Piro

To: "nikkitanner@ebmc.com" <nikkitanner@ebmc.com>

Please respond to Stacey Piro

Nikki-

I will be unable to attend our next Board meeting on Oct. 19. Please read my concerns below so they can be part of the minutes.

First, the web site is looking good. Nice to have all our information in one place.

My 3 minutes on agenda items:

#5, b. Compliance. Our common fences are looking exceptionally poor. They are in extreme need of staining and repair. I look at the Highlands in Sun Valley and they are able to stain ALL fences inside and out. The condition of our common areas is a direct reflection on our Association and right now, we don't look good. We either need to abide by our CCR's or change them.

#6, d). Community Entrance Sign. I think a community sign is not necessary. It represents additional expense, maintenance and potential vandalism repair. We have compliance items that I think we should concentrate on before increasing our exposure.

Thanks

Appreciate the work you do

Stacey Piro

**CIMARRON MASTER ASSOCIATION INC.
BUDGET RATIFICATION MEETING**

November 19, 2015 @ 10:30 AM

TOPIC OF DISCUSSION FOR OPEN FORUM

LOT #/ADDRESS

NAME

NAME	LOT #/ADDRESS	TOPIC OF DISCUSSION FOR OPEN FORUM
<i>John Wermeyer</i>	<i>7835 Sebrun Ct.</i>	
<i>Mark Symakini</i>	<i>3075 Bardua Ave</i>	

**CIMARRON MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, July 13, 2015
EBMC, 5011 Meadowood Mall Way, Suite 200**

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: Nikki Tanner, 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 5:31 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 April 13, 2015 minutes and made no changes. **MOTION:** A motion was made by Ed Arnold and seconded by Sam Sutherland to approve the April 13, 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. Mark Miskulin noted that account at City National Bank is over FDIC limit and will need to be moved. He further noted that operating is \$417,596.17 with total reserves at \$188,330.80. He noted that accounts are in balance. **MOTION:** A motion was made by Ed Arnold and seconded by Sam Sutherland to accept the current financials as read by Mark Miskulin in accordance with NRS116.33803. **MOTION CARRIED UNANIMOUSLY.**

V. COMMITTEE REPORTS

A. ARCHITECTURAL – Ed Arnold said they continue to get plans for painting as well as one for solar panels. Overall, all is going well with the area looking better.

B. COMPLIANCE – Mark Miskulin noted that the yards look well with only a few issues and considering the draught is looking well. He noted that there is a lot of painting going on which were concerns. He also spoke about the fact that in the summer, trailers are on ongoing struggle and everyone needs to keep an eye on them as they need to be moved every four days being. He said that at this time, issues are being resolved.

- C. **LANDSCAPE** – Pat Warmouth said the ponds have been started. She said she talked to board members and she would like to see them get on to a five-year plan with the landscaping committee. After 14 to 20 years, she noted that things start to get overgrown and outlive usefulness. She talked about some major projects, such as the ponds, re-planting the entries, and also having some planting done at Via de Cobra and Calla de Oro as there are several areas that are dying. She noted that in the next year or so, they will probably be asked to remove more grass, which will be looked at area by area. She said that money will need to be spent in these ways and she asked for all board input. The pillars were discussed and the Board discussed with Ms. Tanner if they were part of the reserves. This will be reviewed and observed. Ponds were further discussed as to beautifying them with plants.

VI. OLD BUSINESS

- A. **RATIFY ADJUSTED COST TO POND IMPROVEMENTS** – Pat Warmouth said that this was signed off on and it needs to be in the minutes. The holding tank needed to be adjusted for the size of the falls.

VII. UNFINISHED BUSINESS

- A. **UPDATE ON LANDSCAPING OF SPECIFIC ENTRANCE AREAS** – Pat Warmouth said the villages have been completed.

VIII. OWNER CORRESPONDENCE

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

IX. PRESIDENT'S REPORT

Ms. Warmouth said that over the fourth of July, 11 sprinkler heads were destroyed and all the box lids were taken off, which is an expense to the Association.

X. NEXT BOARD MEETING

The next Board of Directors meeting will be October 19, 2015 at the school at 6 p.m. The annual meeting was discussed and November 9, 2015 at 6 p.m. was set for this meeting.


XI. HOMEOWNER COMMENTS


No one wished to speak at this time.

XII. ADJOURNMENT

There being no further business the regular meeting was adjourned at 5:50 p.m. for the Executive Session.

Respectfully Submitted,


Recording Secretary


Board of Directors

**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.

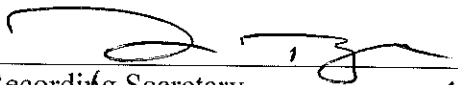
XI. HOMEOWNER COMMENTS

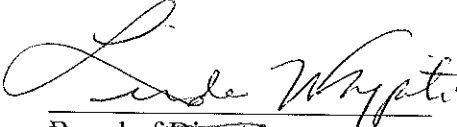
Homeowner was interested in painting his home and the Board noted to email BJ Brown and she would be able to get the forms to him.

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

**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.

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