

**CIMARRON MASTER ASSOCIATION INC.**  
**Monday, January 20, 2020**  
**Red Hawk Golf Course-Board meeting room**  
**600 N. Wingfield Pkwy, Sparks NV 89436**  
**Meeting Minutes**

**Call Meeting to Order/Roll call: 6:00pm**

Mark Miskulin, President (by phone)

Ed Arnold, Vice President

Philip Tooze, Treasurer

Paul Danen, Director

Gary Munson-Secretary

GWAS: Valerie Hand, Community Association Manager

Owners present: Dave & Luanne Hansen, Pat Warmouth, Stacy Piro, Steve Rulli, Chris Wigger, Barb Hidder, and Larry & Sherry Self

2. **Members Forum-Agenda Items Only:** No members comments

3. **Committee Reports:**

- **Landscape**-Guest Speaker Justin Trimble with Signature was present to provide an update on the company to the Board and members present. Justin announced that Signature had merged with Brightview Landscape. He gave a brief summary of reasons & Benefits for the merger for both clients and employees. Because Cimarron is one of the longest standing clients, he wanted to give the news in person. There will not be much change for the first 12-15 months but then new vehicles and branding will start to roll out. All staff will remain the same. Ed asked if the large company will start doing rate increases. Justin stated labor market is the turn driver of the costs for hopeful not. There was then a discussion about committee members for the 2020 year. Ed Arnold moved to appoint Pat Warmouth, Mark Miskulin and Gary Munson as the committee. Seconded by Phil Tooze. The motion passed unanimously.
- **ARC report**- Ed Arnold reported the request have been slow due to the time of the year.
- **Compliance report**-Mark Miskulin reported that the activity was light for the first month. Mark would like to pass his touring duties to another Board member in the future. Paul Danen volunteered to go with Management on tours. There was then discussion about creating a compliance committee at the next meeting.

**New Business**

4. **Approval of Board Meeting Minutes for October 2019:** Gary Munson moved to approve as submitted, seconded by Mark Miskulin. It passed unanimously.

5. **Review/acceptance of monthly financial reports through Oct 2019-Dec 2019:** Valerie Santana reported to the Board and members present. Phil Tooze moved to accept as presented, seconded by Paul Danen. It passed unanimously.

6. **Review/approval of amending rules last updated in 2011:** There was a discussion about the edits to process that Management thought should be addressed but also fence requirements need to be added first.

7. **Review plan to implement requirement of owners to stain fences:** There was a discussion about selective enforcement for only homes that face common area and street views. Valerie advised Board she didn't feel confident that question was answered. She then provided a colored map with the number of homes impacted for each area that was viewed from streets only. There was an extended discussion about enforcement and costs to owner and Association. After review and discussion it was agreed that

split rail fences would not be included, only the standard board fences for all homes. Attorney needs to verify this would be acceptable as a phased process with enforcement starting in 2021 and doing a section each year to manage the amount of notices and hearings.

**8. Review draft language for fence stain enforcement requirements: Tabled**

**9. Review 2020 needs for drainage work:** Tabled until report is submitted for 2020 work. There was only a partial list of bid work.

**10. Review plans for landscape enhancements for 2020:** There were ideas for the committee that were discussed which included street median aging and needed replacement plantings, pathways overgrown on the east end of the community, Irrigation on the East side of the property should be evaluated.

**11. Business conducted between meetings**

- **Approval to change Insurance carries effective 1/13/2020**

**12. Open Forum Non- Agenda Items Only:** There was support for Board action to get the fences to be more consistent in the look. There was then a discussion about stain and where it can be purchased as well as priority of enforcement and more needed fence repairs. There was then a discussion about responsibility for native areas and drainage beautification.

**13. Adjourn Meeting: 7:23pm**

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**Submitted by: Valerie Santana**

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**Board Acceptance**

**Executive Meeting was held to review delinquent accounts approve prior meeting minutes and review compliance matters.**

*All homeowners have the right to have a copy of the audio recording, the minutes, or a summary of the minutes of this meeting distributed to him/her upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. **Minutes are available for free, upon request by going to [www.gwascorp.com](http://www.gwascorp.com) or [SparksCimarron.com](http://SparksCimarron.com)***