

Cimarron Master HOA

Monday, April 12, 2021

Meeting Minutes

Meeting was held online and conference call only due to Covid 19

1. Call Meeting to Order/Roll call: 6:00pm

Mark Miskulin, President

Ed Arnold, Vice President

Dan Riddell, Director

Paul Danen, Treasurer

Gary Munson-Secretary (absent)

GWAS: Valerie Santana, Community Association Manager

2. Members Forum-Agenda Items Only: No members present for comment

3. Committee Reports: Mark Miskulin gave summary report for the committees.

ARC-18 approvals and 2 denials since the last meeting

Compliance-4 signs, 7 fences, 11 rec vehicles, 5 Basket ball hoops, 25 Trash cans, 25 holiday décor, 9 misc. and 35 paint notices.

Landscape-All Seasons has been busy and has brought many issues to the committee that they are working to resolve with the irrigation start up. Paul Danen added that he had found many drip lines on weekend during his walk with issues as well.

New Business

4. Approval of Board Meeting Minutes for January 2021: Ed Arnold moved to approve as submitted, seconded by Paul Danen. The motion passed unanimously.

5. Review/acceptance of monthly financial reports through Dec 2020-Feb 2021: Paul Danen moved to accept, seconded by Dan Riddell. The motion passed unanimously.

*Summary review of Reserve funding for 2021 for extra costs and work on agenda: Management went over the expected costs of 2021 Reserve work to assure the Board that the work being anticipated would deplete funds but should not create a financial situation where assessments will need to be increased.

6. Review/approval of 2021 Arborist contract with Dale Carlon: Mark Miskulin moved to renew, seconded by Dan Riddell. The motion passed unanimously.

7. Review/approve bids for 2021 Walking trail maintenance as outline by Padovan Consulting: There was only one bid submitted. The Board in agreement to table the subject until July to allow Management to follow up with other bidders and ask for a revised scope of work.

8. Review/approve bid for 2021 drainage work needed as outlined by Padovan Consulting: There were only two bids. Mark Miskulin preferred to use All Seasons if they would match the cost price of the lower bid, seconded by Paul Danen. The motion passed unanimously.

9. Review/approve bids for 2021 irrigation upgrades and modifications: No bids were ready. This will be done by unanimous consent by e-mail when the bids are ready from All Seasons.

10. Review/approval of fence stain reimburse policy for fences with common area water stains: The policy was reviewed and approved upon correction of typo found. Dan Riddell moved to approve, seconded by Paul Danen. The motion passed unanimously.

11. Appoint member to fill seat of Ed Arnold upon resignation: Ed Arnold stated that his home will close on 4/19/2021. Pat Warmouth has volunteered to fill the seat if needed. Ed Arnold moved to appoint Pat Warmouth to fill his seat, seconded by Paul Danen. The motion passed unanimously.

12. Business conducted between meetings: Approval or time sensitive drainage work by All Seasons.

13. Open Forum Non- Agenda Items Only: Dan Riddell reported he had looked at the entry feature after dark and didn't see any working lights in the area. Dan thought the bid seemed high to replace 9 lights and questioned the need for the added wiring charges. Ed Arnold noted the lighting is the original lighting.

