

CIMARRON MASTER ASSOCIATION INC.

Monday, October 18, 2021
6600 N Wingfield Springs, Sparks NV 89436

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

Mark Miskulin, President Pat Warmouth, Vice President
Paul Danen, Director/Treasurer (absent) Dan Riddell-Secretary
GWAS: Valerie Santana, Community Association Manager
Owners present: Stacy Piero

2. **Members Forum-Agenda Items Only:** No comments from member present.

3. **Committee Reports:**

ARC- Management did not have specific number for this meeting but reported there were no unusual requests except one for a second story addition which was approved.

Compliance- Management provided a summary of the violation as well as an update on the challenges some owners have faced with the lack of stain available nationwide.

Landscape: Management was asked to double check that the \$10,000 was per year from All Seasons and not a one-time allowance.

New Business

4. **Approval of Board Meeting Minutes for July 2021:** Mark Miskulin approved with edits/corrections, Pat Warmouth seconded. The motion passed unanimously.

5. **Review/acceptance of monthly financial reports through June-Aug 2021:** Dan Riddell moved to accept as presented, seconded by Pat Warmouth. The motion passed unanimously.

6. **Review/approve bids for 2021 extra work from All Seasons**

- Landscape enhancements bids: There was review and discussion of the work needed in various areas. There was discussion about getting additional bids for lighting in the center island as the lights are out again after the repairs made. There was also discussion about trees damaging fences and over hanging into owner's yard areas. Management to get bids for lighting. Trees that damage fencing will have to be removed. Branches that hang over are up to the owners to cut back if they are bothersome. No decisions made on bids submitted until there is clarity on work needed to move irrigation away from the fences as that is a larger cost and priority.

7. **Review/accept 2020 audit from CPA-** Mark Miskulin moved to accept the draft audit as presented, seconded by Pat Warmouth. The motion passed unanimously.

8. **Open bids for Audit and Tax services for 2021:** Bids were opened and ready as follows: Jackson \$3,500; Hilburn \$1,875.00; Bainbridge \$1,575.00. Dan Riddell moved to approve the bid from Bainbridge, seconded by Pat Warmouth. The motion passed unanimously.

9. **Review/approve reserve study for 2022:** After review of the reports and options Dan Riddell moved to approved the study with the added work for irrigation upgrades and movement from wood fences to prevent future water staining.

10. **Review/approve 2022 draft budget:** There was an extended discussion on the various ways to fund the Reserve deficit and operating shortfall projected. Dan Riddell moved to approve an increase to \$55.00 per month and a one-time reserve assessment in the amount of \$180.00. Seconded by Mark Miskulin. The motion passed unanimously.

11. **Open/Approval of Fire fuels bid for common area:** There were no bids submitted on time. Management will have this on a special board meeting agenda just prior to the Annual meeting to ensure all unfinished work for 2021 is addressed before the new year.

12. **Business conducted between meetings: none**

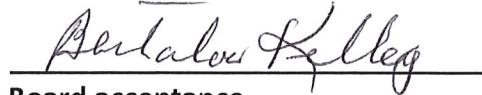
13. Open Forum Non- Agenda Items Only: None

14. Adjourn Meeting: 7:20pm Motioned by Dan Riddell and seconded by Mark Miskulin

Executive meeting was held immediately after to review delinquent accounts as well as compliance hearings.



Submitted by: Valerie Santana



Board acceptance

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