

CIMARRON MASTER ASSOCIATION INC.

Monday, January 8, 2024

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

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

Roy Richner-President (absent)

Don Phillips-Secretary

Shaun Finnigan-Treasurer

David Kiely-Director (absent)

Yvette Hamacek-Vice President

Members present: Stacey Piro & Jennifer Vaughn

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

3. **Committee Reports: Valerie Santana provided the summary below to the Board and members present.**

- **ARC-7** requests in the 4th Quarter ½ were for solar panels
- **Compliance-8** rec vehicles/trailers, 4 trash cans, 6 junk stored in view of street, 65 fence stain issues to be started in 2024 for compliance.

New Business

4. **Approval of Oct 2023 Board meeting minutes:** Yvette Hamacek moved to approve as submitted, seconded by Don Phillips. The motion passed unanimously.

5. **Acceptance of Sept-Nov 2023 Monthly Financial reports:** Yvette Hamacek moved to accept as presented, seconded by Shaun Finnigan. The motion passed unanimously.

6. **Review/approve 2024 insurance renewal policy:** Quote reviewed from current broker, Farmers and American Family insurance. Current broker was able to negotiate a final renewal rate of \$9,000. Farmers \$ 8,000 and American Family at \$3,500. There was a discussion about the differences in coverage between the current policy and American Family with the biggest concern being the \$10,000 limit on landscaping coverage compared the to limit of \$50,000 with the current carrier. Jennifer Vaughn commented that she would prefer to see the board choose the owner cost insurance so the funds could be saved and used elsewhere as needed in the future. Don Phillip moved to change to American Family, seconded by Yvette Hamcek. The motion passed unanimously.

7. **Management update on software conversion.** Valerie Santana advised the Board and members present that the conversion was challenging but this was anticipated. Most of the Cimarron owner that pay online have yet to change their account numbers so management will reach out to them this week to remind them they must make some changes. The December financials will also look a little strange because all of the beginning balances for the entire year were loaded in December. There will not be a month end comparison format for the final report but because it is also year end, the numbers for year to date will still be accurately reflected.

9. **Open Forum Non- Agenda Items Only:** There was a discussion about white paint marking on the walking trails where trip hazards are located, city sidewalk repairs and new signs for the quarterly meetings that Jennifer is willing to put out. Management will order new signs and have the walking trails looked at for any needed patching work in summer.

10. **Adjourn Meeting: 6:24pm**

Executive meeting was held after for compliance hearings.

Valerie Santana
Submitted by: Valerie Santana

Debra D. Little
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 pages, and 10 cents per page thereafter. Minutes are available for free, by going to gwascorp.vmsclientonline.com or SparksCimarron.com