

CIMARRON MASTER ASSOCIATION INC.

Monday, October 16, 2023

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

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

Mark Miskulin-President	Don Phillips-Treasurer (absent)
Roy Richner-Secretary(absent)	David Kiely-Director
Dan Riddell-Director	Members present: Stacey Piro

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

3. Committee Reports:

ARC- 10 Requests since the last meeting

Compliance- Since the last quarterly meeting there were 16Trash cans, 12 rec vehicles, 6 Basket ball hoops, 1 chicken, 118 yards. 22 Hearings held in 2023 for violations excluding fence staining.

Landscaping- No report

New Business

4. Approval of July 2023 Board meeting minutes: Dan Riddell moved to approve as presented, seconded by David Kiely. The motion passed unanimously.

5. Acceptance of July-August 2023 Monthly Financial reports: Dan Riddell moved to accept as presented, seconded by David Kiely. The motion passed unanimously.

6. Review/approval of common area weed treatments and drainage clearing work: Weed chemical bids were reviewed from All Seasons and Jobs Peak. After some discussion about the number of acres and budget constraints for 2024 Dan Riddell moved to accept bid for full service at \$24,000 per year from Jobs Peak, seconded by Mark Miskulin. The motion passed unanimously. There was a review of bid from Brightview in the amount of \$39,644. All Seasons bid was sent back by management to request the cost of the chemical treatments be removed so the Association is not paying for services that will be provided from the chemical treatment contract just approved. Management suggested the Board make a final decision by e-mail once the second bid is obtained to ensure the lowed bid is accepted and work can be done during the fall/winter months.

7. Review/approval of tree removal bids: Bids were as follows: All Seasons \$3,150, Arbor Pros \$3,960 and A Plus Tree \$5,137. There was a question about if the stumps would be ground down or just cut low to the ground. Management advised the bids were all for stumps to be cut low and not ground down. Dan Riddell moved to accept bid from All Seasons, seconded by David Kiely. The motion passed unanimously.

8. Approval for routine bills to be set up for auto payment: There was a discussion about the new law. Dan Riddell moved to approve as presented, seconded by David Kiely. The motion passed unanimously.

9. Review/approval of 2023 taxes and audit contract: Dan Riddell moved to approve as presented, seconded by David Kiely. The motion passed unanimously.

10. Review/approval of 2024 reserve study update: Dan Riddell moved to approve the update, seconded by Mark Miskulin. The motion passed unanimously.

11. Review/approval of 2024 draft budget: The budget was reviewed. There was a discussion about the amount of the increase to be passed for 2024. \$2.00 per month would get the Association almost even but if anything is under estimated another increase in 2025 would be needed. The Board was in agreement that it was better to raise another 1.00 to ensure adequate funds for the upcoming year's

budget and maybe avoid another increase the following year. Dan Riddell moved to approve the 2024 budget at \$58.00 per month. Seconded by Mark Miskulin. The motion passed unanimously.

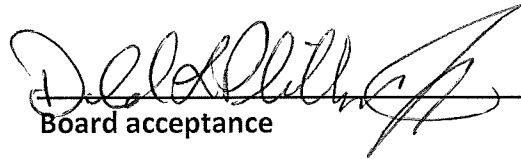
12. **Open Forum Non- Agenda Items Only:** Stacy Piero asked about the number of fence stain hearing and current compliance to the policy. Management responded there are about 20-25 homes that are still non complaint and about 25 more that will need to be noticed in 2025 for the need to address old stain wearing off. Stacy also expressed her concerns about the way the budget is raised without owner participation. Management explained this is a matter of NRS statue on how it is done. Stacy advised Board that every dollar does matter to some owners and each raise should be taken very seriously before being passed. Mark Miskulin responded that they do take this seriously and thanked her for her comments.

13. **Adjourn Meeting: 6:41pm** David Kiely moved, seconded by Dan Riddell

Executive meeting was held after for compliance hearings and responses.



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 pages, and 10 cents per page thereafter. Minutes are available for free, upon request by going to the new owner portal gwascorp.vmsclionline.com