

LAKE CIMARRON PROPERTY OWNERS ASSOCIATION

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Draft

The following information is provided as a service to members of the Association in the form of Draft Minutes taken at the Board of Directors meeting held on the date indicated. These draft minutes are subject to change and will not be deemed the Minutes for the meeting until reviewed and approved by the Board at their next meeting.

MINUTES OF BOARD OF DIRECTORS 03-12-2025 MEETING Open Session

The meeting was called to order at 6:00 p.m.

The Board of Directors present was Ted Martin, Deborah Bachman and Todd Gardetto

Review and approval of minutes. Motion was made, seconded and carried unanimously to approve the 11-06-2024 minutes as drafted.

A motion was made and carried unanimously to appoint as a Board Member Todd Gardetto

Officer's Reports.

President's Report. No report at this time,

Secretary/Treasurer Report. C. Yackley reported as of 12-31-2024 the Operating Account balance was \$35,550.02 and the Reserve Account balance was \$107,687.98. Reports accepted as presented.

Management Report.

- Refreshing Rock in subdivision along Lake Cimarron Blvd – still on going, pending installation of water meter by EPCOR.
- It was reported that the Solar Light project along Lake Cimarron Blvd is complete. There were a few of the old lights kept should any owners wish to use them, please contact the management agent. The electricity for the old lights needed to remain so the entrance lights could operate. A rock has been placed at each location of the old lollipop lights.
- Management agent informed residents that there is new legislation regarding parking within association and the owners will need to vote on this issue. Notices will be sent to owners in their next billing statement and the ballots will be opened at the next BOD meeting currently scheduled for May 14, 2025, at 5:30 pm. One owner requested that we explain to owners in the mailing that a yes vote means the HOA will maintain control
Lake Cimarron POA

of the street parking, a No vote would mean the county patrols the association for parking.

Letters from owners for open session None

Call to owners. Discussion was held regarding update/progress of owners properly screening gates. The Board directed the management agent to remind the violation monitor to report owners who have not screened their gates properly. For owners who use the mailboxes at Desert Bloom, it was reported that there is nothing to block the wind and that when the wind blows owners have a hard time collecting their mail and some mailboxes their keys are not working and that the light at the mailbox is set back to far. It was also reported that the carp in the lake eat all the bass and there is free rock on Hulet, and owners inquired if they would be able to lay some rock around the lake, so the bass have a chance to grow. Some owners do not like the wall color that was painted at the entrance. An owner reported that there are construction issues at the new sites i.e., nails being left in the road, trash/debris and general construction noise. The board informed the owners that the issues have been reported to the contractor. They also reported that the contractors are not putting insulation in the home, owners were informed that the Architectural Committee reviews the proper setback and aesthetics, and should owners feel that contractors are not building the homes properly, it should be reported to the county. An owner complained that there are still Airbnb within the association and that the owners with Airbnb's should be cited for running a business within the association. Management agent stated that owners would need to prove that there is business activity. Owners reported that the website is difficult to navigate, and they would like to see past meeting minutes w/financials. The Board requested that the management agent post these records for the past year. Owner stated that they felt the bulletin boards should be accessible for all owners, not just the committee for the bulletin board, other owners liked the control the committee has. Owners stated that the management agent is not user friendly and there is no transparency. It was also stated that there should be no further community events in the park due to trash, holes within the park area and an increase in landscape costs. Owners also complained about the new lights along Lake Cimarron Blvd, the costs of removing the lights and the liability due to the lack of lighting. It was also reported that

the sprinkler on the south corner of Lake Cimarron and Winterhaven flood every night all the way down to Calle Del Media by the electrical boxes.

Future meetings:

05-15-2024, 6:00 p.m.	Board of Directors business meeting
08-14-2024, 6:00 p.m.	Board of Directors business meeting
11-06-2024, 6:00 p.m.	Annual Meeting

With no further input, the meeting was adjourned at 7:10 p.m. as per ARS 33-1804.