

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 05-14-2025 MEETING Open Session

The meeting was called to order at 5:55 p.m.

The Board of Directors present was Deborah Bachman and Todd Gardetto absent was T. Martin. C. Yackley of D&E Management was also present.

Review and approval of minutes. Motion was made, seconded and carried unanimously to approve the 03-12-2025 except to change the date of the future meeting from 05-15-2025 to 05-14-2025.

Officer's Reports.

President's Report – No report.

Vice President – No report at this time.

Secretary – No report.

Treasurer – owners were provided a copy of the financials as of 3/31/2025. Dates on income summary need to be changed from 01/01/2024 – 03/31/2024 to 01/01/2025 – 03/31/2025. Owners questioned the expense on the landscaping service, if the board reviews/obtain bids from other landscaping companies before signing a new contract. The owners were informed that the board does try to obtain other bids for landscaping service and reminded owners that vendors who work for the association need to be licensed and insured. The owners also questioned who oversees the funds for the association and were informed that both the board and the management agent review the financials. The owners also questioned what the electric bill was for and they were informed that it pays for the pumps and irrigation fountains.

Management Report.

Installation of a new water meter for the common area along Lake Cimarron Blvd was discussed. There are still some issues locating an area to place a water meter near the Winterhaven and Desert Bloom. The board is considering using boulder group design with drought resistant plants to possibly avoid adding the water meter.

Letters from owners for open session None

Call to owners. Owner inquired the results of the Survey and if there has been any action taken on those results. An owner also stated that there needs to be deadlines for projects such as the survey and that if there is not, items are left undone and owners don't receive answers to their questions. D. Bachman explained to the owners that previously the association was under declarant control and now that the declarant is no longer in control action can be taken in a more efficient manner. Owners reported that the website is not user friendly and suggested using a google platform for virtual meetings as google does not charge to use their platform. They also suggested recording meetings and posting those recordings on the website so owners who are unable to attend could listen.

Future meetings:

08-14-2024, 6:00 p.m.	Board of Directors/Budget meeting
11-06-2024, 6:00 p.m.	Annual Meeting

With no further input, the meeting was adjourned at 6:27 p.m. as per ARS 33-1804.