

**Cimarron Country Property Owners' Association**  
**Board of Directors Meeting Minutes**  
**February 11, 2006**

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Meeting Date: Saturday, February 11, 2006  
Meeting Time: 9:30 a.m.  
Meeting Place: 8603 Deer Lodge  
Directors Present: Julie Rinker, Kathy Pavlicek, Tammi Hudson, Sheryle DiLetto, Susan Demuze  
Directors Absent: None  
Others Present: Gene and Betty Linder, Deed Restrictions  
Julian Hawthorne, ACC Committee  
Visitors: Tom Garth, Synergy Management Company  
Meeting Type: Regular Meeting per CCPOA By-Laws Article 4.08  
Meeting Purpose: To address and transact all business of Cimarron Country Property Owner's Association  
Submitted by: Sheryle DiLetto, February 22, 2006

**Business Conducted:**

- 1) The meeting was called to order by Tammi Hudson at 9:30 a.m.
- 2) Reading of the Minutes from the Board of Directors Meeting of January 21, 2006. Kathy Pavlicek made a motion to accept the Minutes, Julie Rinker seconded, unanimously approved.
- 3) Treasurer's Report was filed by Kathy Pavlicek as of February 8, 2006. Routine financial statements, along with proposed 2006 Budget were presented. Bank statement confirmations were also performed.
- 4) ACC Report: Julian Hawthorne presented report reviewing outstanding projects with the Board.
- 5) Other Committees
  - a) Yard of the Month – the February, 2006 winner is:  
Randy Tucker  
40106 DeSota Road
  - b) Deed Restrictions (Gene & Betty Linder): Review of current outstanding deed restrictions violations. Procedure for identifying, reporting and follow up of deed restrictions violations was discussed and identified.
  - c) Hospitality Committee : The committee provided the Board of Directors with Minutes of their meeting held on February 6, 2006. Members include Marty Lavergne, Chair, with Merrie Decker, Helga Hellriegel, Sandra McFadden, Lisa Schultz, and Linda Munroe.

CCPOA members may find contact information, and other information about the work of this committee, including scheduled activities, on the CCPOA website.

- 6) Ongoing/Unfinished Business
  - a) Review of the annual schedule.
  - b) Following earlier board approval for the addition of street lights, four new streetlights will be installed at no cost to the subdivision. One light will be installed on Pipestone at the request of homeowners due to the darkness of a long stretch of roadway, another will be placed on Colfax where the pervious light had been inadvertently removed, and two will be installed adjacent to each other on either side of Cimarron way near the subdivision's signs. This site was selected due to the availability of transformers and poles already in place at this location and to enhance the entry to the subdivision.
  - c) Storage Facility – Tammi Hudson reported that a storage facility has been acquired, AAA storage, on FM 1488. Reportedly, this facility will store the historical records for both the Board of Directors and the Architectural Control Committee, as well as excess equipment of the CCPOA.
- 7) Unfinished Business
  - a) Management Company – consultation with Tom Garth.
  - b) Policy & Procedures Manual—Kathy Pavlicek to transcribe from personal notes – low priority.
  - c) Ramirez property status – Mortgage company in foreclosure stage.
  - d) Annual Meeting – detail planning ongoing.)
  - e) Completion of Winter Newsletter – anticipated release on or about February 21, 2006.
- 8) New Business
  - a) Reassignment of Duties: In anticipation of the upcoming election in May, various duties of m embers of the Board were reassigned to foster training and to provide backup for duties being performed by members who may depart the Board.
- 9) Executive Session
- 10) Next Board of Directors Meeting: To be held on Friday, March 31 at 5:00 p.m. at 40319 Donna Ana

- 11) Adjournment: A motion to adjourn the meeting at 1:30 p.m. was made by Kathy Pavlicek, seconded by Julie Rinker, unanimously approved.

  
Secretary