

**Cimarron Country Property Owners' Association  
Board of Directors Meeting Minutes**

Meeting Date:	September 12, 2006
Meeting Time:	7:00 p.m.
Meeting Place:	Home of Gene & Betty Linder
Directors Present:	Mike Baker, Sheryle DiLetto, Gene Linder, Susan Demusz, Pam Kenner
Directors Absent:	None
Others Present:	Betty Linder, Editor
Visitors:	Tammi Hudson
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:	Pam Kenner

**I. Call to order**

Gene Linder called to order the regular meeting of the Board of Directors of the Cimarron Country Property Owner's Association at 7:09 p.m. on September 12, 2006 at the home of Betty and Gene Linder.

**II. Approval of minutes from previous meetings**

Pam Kenner read the minutes from the following Board meetings:  
 May 21, 2006. Sheryle moved to accept as read. Motion carried.  
 June 16, 2006. Sheryle moved to accept as read. Motion carried.  
 July 12, 2006. Mike moved to accept as read. Motion carried.  
 July 26, 2006. Mike moved to accept as read. Motion carried.

**IV. Officers Reports**

a) Treasurer: Bank statements reviewed and approved. Susan reports that Kathy Pavlicek accomplished receipt of monies due POA on the Ramirez property. CD is doing well. Treasurer Report is filed of record.

**V. Committee Reports**

- a) ACC: Neither member of the ACC committee available for this meeting.
- b) Yard of the Month: Anita & Joseph Roseman, 9511 Deer Lodge Road for August and Susan and Roger Patton, 40802 Pipestone for September. Jean Archibald is requesting a small sign for front of the subdivision to announce monthly Yard of the Month winners and a sign for the Christmas Lighting Contest winner.
- c) Newsletter: Editor Betty Linder is still receiving newsletter submissions. Karl Schroeder offered to write for issues of the E1488 Committee. Discussion of location of mailbox for newsletter submissions and paper copies. Tammi Hudson suggested that we secure permission from Co. Commissioner's and/or Road and Bridge prior to sinking post in concrete
- d) 1488 Committee Report – Karl Schroeder provided written report citing that he is asking the E1488 Committee to look into purchase of

Dreamcatcher Farms (in Sendera Farms on Cimarron Way adjacent to Deer Lodge) to the owner of or the business on Tamina titled "Extreme Baseball".

- e) By-Laws Committee. A special meeting is called for October 16, 2006. This meeting will be for community education and discussion of the proposed amended by-laws; there will be no voting.

## **VI. Open issues**

- a) Mike filed an official report with the Postmaster General about the vandalism of mailboxes in the neighborhood. These occurrences are being investigated by the proper authorities.
- b) Welcome to Michael Baker as new Board member. Gene moved that Michael be named as President. Motion carried unanimously.
- c) Sheryle will take on POA email coordination as Vice President. Michael indicated all members should help as needed.
- d) Ramirez property. All three lots sold and closed; Kathy Pavlicek recovered all past due amounts, resale certificates and all funds due the POA including attorney fees.
- e) Review of Volunteer Security Liaison Position – The responsibilities of this volunteer position were discussed and it was made clear that whoever fills this position will NOT be acting as either a legal or law enforcement professional, nor as a member of the BoD, but as a private resident of Cimarron Country who will coordinate with the POA's paid patrol officers and act as a liaison between the Board, the members of the community, and law enforcement.. The Board recognizes that this position requires a person of knowledge and contacts within the law enforcement community.

Gene has volunteered to fulfill this role at the present time. Citing Gene's experience, Sheryle DiLetto motioned for Gene's appointment to this position; unanimously approved.

- f) Lot 155 for Sale. Discussion with realtor indicated no garage. Owners have agreed to build a garage prior to sale as current owners understand that they are out of compliance with our deed restrictions.
- g) Storage Unit. All directors have now been provided with a key to the storage unit. Keys belong to the Board and need to be returned to the Board of Directors upon one's departure from the Board.
- h) Use of Collection Agency. Use of a collection agency in lieu of "collecting in-house" for accounts 90 plus days past due was discussed. Michael suggests that the Attorney General's office may have a remedy available and he and Pam will pursue. Tammi Hudson suggests filing a lien for \$11.00/lot; get a letter from counsel to accompany the lien, charging for costs of lien, lawyer and release of lien.
- i) Reimbursement Forms. Discussion of use of the forms.
- j) Discussion of bulk mailing for 501©(3). Not applicable for 1st class mailings.
- k) Tax Exempt certificate. Pass discussion till next meeting.

**VII. New business**

- a) Tammi Hudson's discussion of email letter she received from unknown source; discussion of additional constable time; discussion of sufficiency of legal representation in creation of amended by-laws.

**VIII. Executive Session**

- a) Motion made by Michael Baker to accept Kathy Pavlicek's written notification of her inability to continue to perform the duties of bookkeeper for the CCPOA. Motion carried unanimously.

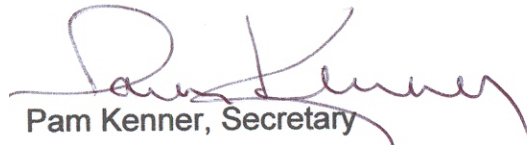
Additionally, her written notification requested that property in her possession be removed. Motion was made by Sheryle DiLetto requesting Gene Linder to contact Kathy to make the necessary arrangements to pickup all CCPOA property and pay reasonable costs of moving, if any. Motion carried unanimously.

**IX. Next meeting**

Next Board meeting scheduled for November 8, 2006, at Pam Kenners' home.

**X. Adjournment**

Mike Baker adjourned the meeting 10:00 p.m.

  
Pam Kenner, Secretary