

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE 2022 ANNUAL MEETING OF THE  
CIMARRON COUNTRY PROPERTY OWNERS' ASSOCIATION**

---

**DIRECTORS PRESENT:**

Jim Carlin  
Alex Chappell  
Jim Hagemann  
Mike Honsinger

**CALL TO ORDER AND INTRODUCTIONS:**

Called to order by acting POA Board President, Mike Honsinger at 3:15 p.m. He introduced all of the Board members, IMC, and Committee Members.

**CERTIFICATION OF QUORUM & OPENING REMARKS:**

There was not a quorum present in person or by proxy. Mike Honsinger explained what the POA is and how it functions for the community – with the main task being to enforce the deed restrictions. However, as a reminder, all owners have the right to act against another owner with an issue using the Deed Restrictions. He explained the governing documents for the POA. He also explained the committees currently in place. He explained that the POA does not own any property within Cimarron. Board meetings are generally held monthly and are open for owners to listen.

**ALEX CHAPPELL/ CHARLIE RILEY – STREET/CULVERT REPAVING AND REPAIR**

Alex spoke about the work he has done in collecting data on issues in Cimarron regarding streets, culverts, and repaving and repairs. He has been working with Charlie Riley on this project. Charlie spoke about what has been done since his drive with Alex. They have come in already and fixed three washouts. Charlie says they are putting together about a 3-year plan for the roads. He mentioned ditch cleanouts – he recommends getting all neighbors to consent and be on the same page before the county comes in and digs out one ditch. Alex mentioned that the county has been great to work with. They have even replaced street signs after Alex mentioned the POA was looking into replacing. An owner asked if roads could be widened, but Charlie explained that can't be done as the community was not developed with that possibility. There was discussion about traffic circles. There was also discussion about pedestrian pedestals.

**PROOF OF NOTICE OF MEETING:**

Felicia Leflar from IMC confirmed that proper notice was sent to all owners by email, USPS, and posted on the website and on the front sign.

**DISCUSSION AND APPROVAL OF 2021 ANNUAL MEETING MINUTES:**

The minutes of the 2021 annual meeting reviewed. Jim Hagemann motions to approve the minutes, and Felicia Hill seconds the motion. The motion carried unanimously.

**OLD BUSINESS:**

There was none discussed.

**NEW BUSINESS:**

**A. ELECTION OF ONE DIRECTOR**

- a. Call for nominations from the floor – Mike Honsinger asked if there were any volunteers from the floor. There is one term ending: John Minacapelli. Felicia Hill nominated Eric Athmejvar to be elected to the open position. Eric accepted and introduced himself to those present.
- b. Collect ballots for count – IMC collected ballots. There was not an official count given as there was not quorum, however all ballots supported Eric's election. The Board will determine positions of Board members at the next Board meeting.

**B. REPORTS OF OFFICERS & COMMITTEES:**

- a. The financials through February 28, 2022, were reviewed by Jim Hagemann, the Treasurer. Jim also gave an overview of how homeowner maintenance fees were used for the community last year. This included: updated landscaping at front sign, upgraded Christmas decorations, flagpole at front, planted wildflowers, deed restriction enforcement, street light monthly bills and repairs, funding for the ACC committee, and the day to day business requirements. Jim also went over the budget for 2022.
- b. Jim Newstead, the ACC Chairman, discussed how the ACC Committee and process works. He discussed the ACC’s responsibilities and introduced the committee members, Brian Maurer and Bud Newton. He talked about approval timeframes and that they like to meet with people in person to work through projects efficiently. The committee tries to help owners in any way they can. Owners have to get county permits on their own.
- c. Felicia Hill, the Welcome Committee Chair, briefly discussed the committee and introduced the other members: Barbara McManus, Rachel Holcombe, and ??
- d. CERT – Mike and Cindy Burke were not present.
- e. Alex Chappell presented earlier in the meeting.
- f. Mike Honsinger talked about volunteer opportunities in the community. Mike mentioned Don Chance who voluntarily picks up litter along the Cimarron Way entrance mile. He also coordinates with the county to mow that stretch. Fred Knight voluntarily maintains the landscaping at the entrance.
- g. Mike Honsinger discussed the general process of deed restriction enforcement. He mentioned that the current Board has been discussing the possibility of purchasing a Lot in Cimarron. Mike also discussed the agreement they currently have with Sendera Lake Estates for social gatherings. Mike explained that items posted on Next Door or Facebook are not a reflection of actual Board decisions or discussions. If you want to get the correct information, please reach out to a Board member, or attend a meeting.

**OPEN FORUM**

There was a general discussion was held among those present. One idea brought up was consolidating trash company options for the community. Owners who had been around a while explained that it had been tried in the past, but the community cannot agree on it. There was discussion about fire hydrants and what would be required to have them. There was discussion around firing guns and what acreage is required.

**ADJOURNMENT**

Jim Hagemann motions to adjourn the meeting at 5:15 p.m., Alex Chappell seconds the motion, and it carries.

Minutes prepared as written by Felicia Leflar

Approved by: \_\_\_\_\_

Position: \_\_\_\_\_ Date: \_\_\_\_\_