

Cimarron Country Property Owners' Association  
Board of Directors Meeting Minutes  
January 14, 2006

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Meeting Date: Saturday, January 14, 2006  
Meeting Time: 9:30 a.m.  
Meeting Place: 8603 Deer Lodge  
Directors Present: Julie Rinker, Kathy Pavlicek, Tammi Hudson, Sheryle DiLetto  
Directors Absent: None  
Others Present: Gene and Betty Linder  
Visitors: None  
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, January 19, 2006

Business Conducted:

- 1) The meeting was called to order by Tammi Hudson at 9:30 a.m.
- 2) Minutes from the Board of Directors Meeting of November 21, 2005 were read. Kathy Pavlicek motioned and Julie Rinker seconded to accept the Minutes; unanimously approved.
- 3) Treasurer's Report was given by Kathy Pavlicek. The Treasurer's report was filed. Routine financial statements were reviewed.
- 4) Other Committees
  - a) ACC Report – No ACC Report provided
  - b) Yard of the Month – Christmas Competition:
    - Best in Show: John & Janet Simpson – 40318 Colfax Road
    - Most Creative: Angela Blair – 40019 Eureka Road
    - Best Lighting: Kenneth & Terrilynn Jones – 41210 Roundup Road
  - c) Deed Restrictions -- Gene Linder was briefed on the procedure in place for identifying and reporting deed restriction violations, as well as the deed restriction letter process.
- 5) Ongoing/Unfinished Business
  - a) Review of the annual schedule.
  - b) Policy/procedures manual -- pending management company
  - d) Outstanding liens – ongoing
  - e) Transfer, Refinance, Resale Certificate fees – Julie Rinker motioned and Kathy Pavlicek seconded to amend the fees charged for these items to \$100.00 per occurrence. Unanimously approved.
  - f) Burned Out House (Ramirez) -- Foreclosure pending.

- g) Deed Restrictions – Reviewed procedure and priority of violations.
- h) Street Lights ( low priority)

6) New Business

- a) Appointment of New Director -- Due to the resignation of one of the directors during November, 2005, the Board of Directors posted notice of the vacancy requesting interested parties to apply for consideration. Subsequent to posting of the opening by signage on the esplanade, the Board of Directors appointed Susan Demusz to fill the vacant position. Susan was one of two Owner Members who expressed an interest in the position at a meeting held for such purpose on December 16, 2005. Julie Rinker motioned and Sheryle DiLetto seconded the motion to appoint Susan Demusz to this position. Unanimously approved.
- b) Synergy Management After receipt of a proposed contract for services from Synergy Management Company, further consideration is underway to finalize a management arrangement with Cimarron Country.

Discussions included commentary regarding area management companies entertained for these services. Synergy Management comes highly recommended by area title insurance companies, and other businesses in the real estate and management arena. These qualities, when coupled with the company's in-house legal expertise, advanced systems, and affordable cost structure, as well as their proven desire to accommodate our special needs, made them the front runner to provide services to Cimarron Country. Pending the outcome of a required background check of the principal, and other related research, the consummation of the contract has been tabled until such time as these results are known.

In order to complete the Board's review of this company, Julie Rinker Motioned and Sheryle DiLetto seconded the expenditure of up to \$250 to perform the required search. Unanimously approved.

- c) Storage Facility – In order to secure the Association's records, and to provide an ongoing location for their storage, a climate controlled location has been identified. The Association's records, as well as ACC files and other historical information will be retained at this site. Julie Rinker motioned and Kathy Pavlicek seconded the motion to authorize payment for the storage facility on an annual basis which will afford a discount of two months rent on an annual contract. Unanimously approved.
- d) Annual Meeting -- The annual meeting will be held on May 21, 2006, commencing at 3:00 p.m. at Bear Branch Elementary School. Discussions were held regarding assignment of volunteers. Noted is the fact that Grampa's Realty has arranged for four Home Depot gift cards to be awarded by lot to attending homeowners and for the donation of refreshments in the form of soft drinks and water.

It is anticipated that activities at the annual meeting will include an inclusive survey of the membership. The range and scope of such survey is yet to be determined.

- e) Winter Newsletter -- Topics for the winter newsletter were discussed and assigned.
- f) Signs – Limited discussion was held regarding allowing residents to post a limited number of signs in their yard (student activity signs, political signs). Discussion tabled until future meeting due to pressing matters before the Board.
- 7) Next Board of Directors Meeting: To be held on February 18, 2006 at 10:00 a.m. at 40203 Three Forks Road. (subsequently changed to February 11, 2006 at 9:30 a.m. at 8603 Deer Lodge).
- 8) Adjournment: A motion to adjourn the meeting at 12:50 p.m. was made by Kathy Pavlicek, seconded by Julie Rinker, unanimously approved.

  
Secretary