Minutes Cimarron Trails Association
Board of Directors Meeting
July 25, 2017

Call to Order: The meeting was called to order by Cari Bryant at 6:36pm.

Directors Present: Cari Bryant (President), Trena Williams (Secretary-Treasurer), Sonia Anderson, Linda Morrow, Pat Valleau, David "Scott" Williams

Directors Absent: Rodney Boxley

Reading of Minutes: Board Meeting Minutes from June 13, 2017 presented, no objections, ordered into record.

Treasurer Report: TWilliams presented.

June 2017 Monthly report, June 2017 Check Register presented, June 2017 Reconciliation Report presented, July 2017 MTD report. Motion by PValleau to approve June 2017 Report. 2nd by DWilliams. Unanimously approved.

Taxes for 2016 have been completed and filed accordingly with the IRS.

Architecture Report: By David Williams

Sewer line issues on Tumbleweed. It has been reported cost of $28000.00 for one unit.

Presidents Report: By Cari Bryant.

None

Collection/Billing Report: By David Williams

Promissory Note Accounts presented. Open invoice report presented. 2017 Payment plans report presented. Update on suspended members.

Received paperwork concerning bankruptcy from a member, judge dismissed the bankruptcy, member still owes their balance.

Needing to move forward in serving notice to those that refused their certified letters and still has not made contact with the HOA.

411 Shawn was foreclosed on. Lien needs to be removed.

Unfinished Business and General Orders:

Action: Mileage reimbursement. Motion to pay Trena Williams $40.66 for mileage reimbursement for 2 trips to the Cass County Recorder on 6/14 and 7/7. 2nd by SAnderson. Motion passed unanimously.

Action: Payment to Allan Jones CPA. Motion by DWilliams to pay $10.00 to Allan Jones CPA for services rendered. (Secretary of State Annual Filing Fee). 2nd by PValleau. Motion passed unanimously.

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Action: Lien removal of 411 Shawn. Motion by DWilliams to remove lien on 411 Shawn due to foreclosure. 2nd SAnderson. Motion carried unanimously.

Discussion: Annual meeting. Tabled until September meeting for further discussion.

Discussion: Neighborhood Watch Program – Trena Williams is working on setting a date.

Discussion: Capitol Improvements. Tabled until August meeting and/or after Management companies discussion and vote.

Action: Skip tracing and action of law against seriously delinquent homeowners who have not responded. Motion by TWilliams to have the Attorney (Christy Hudson) to move forward with doing skip tracing and bring forth an action of law against those members who have not responded to our collection attempts. 2nd by PValleau. Motion passed unanimously.

Discussion: Mailboxes – Have rough draft of letter drawn up. Needs fine tuning before sent.

Discussion: Hiring of Management Company. Two companies have come forward with proposals as serving as a management company for the CTA. Each director will review proposals and discussion is tabled until August meeting.

Discussion: City of Belton is taking over Trash collection city wide. It has been reported that it will be $12.41 per month and billed from the City. Assessments will have to be adjusted for 2018. Tabled for further discussion until August meeting.

New Business:

Action: Purchasing new computer/laptop. Motion by TWilliams to purchase a computer including product protection and antivirus not to exceed $800.00. Cari Bryant will shop for best deal. 2nd by SAnderson. Motion carried unanimously.

Action: Insurance. Motion to approve payment in full for Liability and D & O insurance in the amount of $1548.00. Making a payment in full will save the CTA $192.00. 2nd by PValleau. Motion carried unanimously.

Announcement: August Meeting will be held August 8, 2017 at 6:30pm.

Meeting Adjournment: Motion by DWilliams to adjourned meeting, 2nd by LMorrow. Motion carried. President CBryant adjourns meeting at 9:10p.m.