HOA Meeting Notes for April 8, 2024

Meeting was called to order by Janet Pivarnick, President. Board Members present were Janet Pivarnick, Dan Heuer, Nick Perez, Rosa Flores, Liz Valenzuela, and Elva Delgado to form a quorum.

Minutes of the prior meeting were read by Elva Delgado, Secretary and approved by the board.

A review of the financial reports was also presented by Elva Delgado. According to the financial reports for March, Dana Properties has an operating account of $55, 938.26. In addition, the CD at Bank of America balance is $14378.30. Outstanding HOA dues are $82,435.61. Expenses for March paid by Dana Properties were $691.19

Old Business:

The following pending issues were addressed at the meeting

* Clean up of the pond. Motion was made, seconded, and approved by the board to

approve the estimate of $3200.00 by Star City Landscaping.

* Roof repairs: Motion was made, seconded and approved by the board to approve the estimate from Red Eagle Roofing Co. minus the $650 for the AC stand. The AC stand will be addressed later by board member, John Chaney who volunteered to provide the materials for the stand.
* Problem with dumpster: Motion was made, seconded and approved by the board to eliminate the dumpster which is being abused by people from other neighborhoods and to do a roll away large dumptser once or twice a year for a “Clean Up Day”.
* Bank of America signatory problem: This has been resolved to give Janet Pivarnick authority for the CD and checking account at Bank of America. Motion was made, seconded and approved by the board to add Rosa Flores, Treasurer as signatory authority to the account.

New Business

* Bank of America credit card has been issued to Janet Pivarnick for purchase of small items.
* Motion was made, seconded and approved by the board to obtain a lock box for the lawn care contractor to have access to the pool area.
* Pool Fobs: New key fobs need to be purchased for the upcoming season. Motion was made, seconded, and approved for key fob purchase which will cost $400.00.
* CPO Certified Pool Operator- We have none at present. Danny Pivarnick volunteered to take the course and become certified. The HOA will pay for the $350.00 fee for the course.
* Welcoming Committee: There are 9 new homeowners. Gabriel has volunteered to greet them and give them information about our website, pool rules and and HOA bylaws.
* Pool pump monitoring: New pool pump can be monitored remotely with internet access. Motion was made, seconded and approved to have internet service from SW Wireless , at 3mbps for $39.95 per month. A router will need to be purchased also.
* Clubhouse rental: Rules remain the same. Liz Valenzuela is the point of contact for renting the clubhouse for parties.

Open Forum:

Several homeowners are concerned with the building of about 240 new homes nearby in New Mexico. City Rep Brian Kennedy wants to close off access to Frontera so that traffic will go to San Gabriel St. onto Sunland Park Ave. Mr. Kennedy will be proposing the cost to the city council. At present there is no solution.

As there were no other issues to be discussed, meeting was adjourned at 7:48 PM.