

HOA Meeting Notes
November 12, 2024

Meeting was called to order by Janet Pivarnick, President.
Present were 4 board members which was a quorum for voting on issues.

Meeting minutes for October were read by Elva Delgado, Secretary. These were approved by the board.

Financial Report:

- Income for October was as follows: Association dues \$1845.50, Resale fee \$375.00
- Expenses paid by Dana Properties: \$7688.06 which included payment of property taxes for New Mexico.
- Expenses paid out of Bank of America checking account were \$337.40
- Balance sheet showed the following balances:
 - Dana Operating account: \$8967.77
 - Bank of America Checking: 15488.09
 - Bank of America CD: 15008.78
 - Bank of America CD: 10123.76
 - Bank of America CD: 10097.22
 - Prepaid Dues: \$2896.03
 - Total Assets: 62581.65
- Unpaid Dues: \$51088.01
- Late Fees: \$208.53

Budget Discussion:

- Dana Properties submitted a budget for review by the board. It assumes that all homeowners are paying their monthly dues which is not the case. The budget prepared by the board is more realistic and has already been adopted by the board.
- Federal Income Tax return was prepared and filed. It showed a loss of \$64.00. Therefore no tax is due.

Old Business:

- The damaged chain link fence on Girl Scout Lane has been fixed.
- Three porch poles were replaced in the back patio
- Iron work was painted as a courtesy by JR Remodeling
- El Paso Electric has finally fixed 2 large light pole lights
- No new bids have been obtained by Dana Properties. Janet will continue to follow up on this issue

- Halloween celebration cost \$267.27. Although participation by the community was very small, Janet gave thanks to all for their donations of time, supplies, and decorations.

New Business:

- Property taxes were paid for all three NM land parcels as follows: \$2630.08, \$431.28, and \$14.72.
- Texas property bill for \$539.40 was received but is not due for payment until January.
- The following repair items need to be fixed: Water leak on grounds by pond, water valve in toilet needs replacement, tile in both restrooms have some coming off the walls due to water damage, ceiling damage from prior water leak in clubhouse. Janet will get estimates to fix these items.
- Nancy is no longer employed by Dana Properties. Our point of contact at Dana Properties is now Oscar again.
- A discussion was held as to whether the HOA can put a lien on properties that are delinquent on HOA dues. Mr. John Chaney will consult his attorney on the cost of placing liens on existing properties. Janet indicated that if a property in the HOA is sold at auction, the HOA will not be paid the delinquent dues unless there is a lien on the property.

Open Forum:

- Speeding on Frontera is still an issue.
- Weeds around the pond are being worked on.
- During a discussion, Mr. Chaney mentioned that FEMA is redoing flood zone maps and our development will probably be considered in a flood zone. Properties with mortgages may be required to have flood insurance. This statement has not been confirmed as being in place yet.

As there were no other issues to be discussed, the meeting was adjourned.