HOA Meeting Notes

June 10, 2024

Meeting was called to order by Janet Pivarnick, President. Enough board members were present to represent a quorum for actions on proposals.

Meeting notes for May 13, 2024 were read by Elva Delgado, Secretary. Motion to approve was made seconded and passed to accept the meeting notes.

Financial Report was given by Elva Delgado, Secretary as Treasurer Rosa Flores was absent. Motion to approve was made seconded and passed to accept the Financial Report.

Budget Discussion was given by Janet as follows:

* Broken sprinkler systems for park and pool area and broken line by pond have been fixed. Invoice pending for work was $560.00
* Pool chemicals and supplies were purchased for $1211.00.
* Pool alarm part was purchased at $297.00. Electrician installation is pending.
* Camera Maintenance cost $89.00. New replacement camera has been ordered.

Old Business:

* Pool re-inspection still pending. A part for alarm in pool is still on order and emergency shut-off switch is still needed.
* Pool cleaning service has been difficult to set up. Janet is still working on this issue.
* Kiddie pool has been fixed.
* CPO issue: Janet is still working on getting a CPO. The CPO class was cancelled as Mr. Pivarnick was not able to take the class and has refunded the $350.00 to the HOA. Janet has a potential CPO named Bill Coon which will be interviewed. Patrick Smith volunteered to act as CPO until the inspection is passed and the new CPO is on board.
* It was proposed to extend the pool operational period for the delay in opening the pool this year.
* After review by board members, the proposed policy and procedures for fines will be sent to the lawyer for review.

New Business:

* HOA will sponsor a neighborhood yard sale on June 22, 2024 from 7:00 am to noon in which homeowners can display items for sale in their respective yards. Janet will advertise the neighborhood yard sale.
* HOA will send a Welcome to the Neighborhood Letter and will ask new homeowners their preference for a $25.00 gift card.
* Danny Pivarnick successfully protested the Texas property tax appraisal, lowering the appraisal from $38,000 to $25000. He was not able to protest the New Mexico property taxes.

Open Forum:

* Janet brought up an issue with Dana Properties. They failed to pay the electricity bill and a shut off notice was sent by the electric company. Janet indicated that perhaps the HOA should assume responsibility for paying the bills. This was discussed and tabled since the fee paid to Dana Properties is so they can pay the bills. A new contact at Dana is Nancy who will be taking care of paying the bills. It was suggested that the utility bills be set up on autopay through the bank that Dana uses. Janet will look into this.
* The tennis court needs a new net. This will be looked into also.
* The issue of the lights that are at the clubhouse that don’t work was brought up. Janet has to work with Sunland Park, NM on this issue.
* No trespassing signs need to be set up. Patrick Smith volunteered to take care of this.

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