

HOA Meeting Notes  
December 9, 2024

Meeting was called to order by Janet Pivarnick, President.  
Present were 6 board members which was a quorum for voting on issues.

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

**Financial Report:**

- Oscar Rico, Dana Properties representative, attended the meeting. He was asked to explain retained earnings in the Dana Properties financial report. He indicated that it was not a running total and that the figures in the operating account were more meaningful. This item will be omitted from the Treasurer's financial report in the future.
- The budget submitted by Dana Properties was compared to the budget prepared by the HOA previously. Several expense items were not shown in the Dana Properties budget. Both budgets will be reconciled going forward.
- Income for November was as follows: Association dues \$2199.60, Resale fee \$375.00, late fees \$187.76, and fines \$100.00.
- Expenses paid by Dana Properties: \$2985.03.
- Expenses paid out of Bank of America checking account were \$516.83. This included a questionable charge of \$247.89 which is being pursued as fraud and the credit card has been cancelled. It will take approximately 90 days to resolve.
- Balance sheet showed the following balances:
  - Dana Operating account: \$11848.09
  - Bank of America Checking: 14962.95
  - Bank of America CD: 15071.81
  - Bank of America CD: 10165.81
  - Bank of America CD: 10136.21
  - Prepaid Dues: \$3109.78
  - Total Assets: 62294.65
- Unpaid Dues: \$45988.03

**Budget Discussion:**

- A motion was made to increase the clubhouse rental fee to \$150.00 for 6 hours and the refundable deposit will remain

- at \$100.00. The motion was seconded and approved.
- A motion was made, seconded and approved to raise the HOA dues by 3% annually which is allowed by the bylaws without approval of majority vote by homeowners. This will mean the annual HOA dues will be \$379.80 per year effective January 1, 2025. The HOA has lost \$10800 in 6 years by not raising dues. Oscar will send out notices to all homeowners.
  - Property taxes for Texas of \$539.40 are due in January and will be paid in December.

#### Old Business:

- Bathroom leak has been fixed. Cost: \$60
- Water leak by the pond has been fixed. Cost: 250.00
- Iron work was painted as a courtesy by JR Remodeling
- Desert Wolf has completed removal of weeds and brush around the pond. Cost: \$1500.
- El Paso Storm Water Drain has completed removal of 15 cubic yards of debris from the spillways behind homes on La Adelita. They did not remove the fallen rocks and dirt from the NM horse stable property nor the broken bridge from a previous owner.

#### New Business:

- A motion was made, seconded and approved to have all contractors insured and bonded. However, this does not apply to voluntary work such as the painting of the basketball court poles by Patrick or other volunteers.
- Oscar recommended giving a copy of the bylaws to all new homeowners and this is not required of the title company nor of the real estate agent.
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#### Open Forum:

- There is a bid from Triple S of \$10,069.00 for new plaster and tile as well a paint and primer. This bid does not include the kiddie pool. Oscar indicated that he would obtain additional bids. The kiddie pool needs a separate bid as it has a leak.
- Demand letters for unpaid back dues of over 1 year have been sent to homeowners. The letter includes a 6% late fee which is added to the balance.
- Bylaw violation inspections will start again. Sandy from Dana Properties will be doing the inspections.
- New meeting signs have been made by Nick and Gabriel. They are also the welcoming committee and have been

meeting new neighbors and giving them a \$25 gift certificate and a letter welcoming them to the meetings.

- The south bridge needs some repair of the boards.

Open Forum:

- A discussion regarding liens on properties that are in arrears was conducted. Oscar indicated that it costs \$100 to do a lien but that from his experience, minor liens may not be paid. He recommended filing a lawsuit instead.
- A six phase improvement plan was submitted by Sergio but without cost figures.
- According to the FEMA website, the majority of homes in the HOA are in a flood zone.
- Dana Properties is collecting \$200.00 transfer fee when a property is sold. The contract with Dana Properties indicates that the fee should be \$100.00. Oscar was made aware of the discrepancy.
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As there were no other issues to be discussed, the meeting was adjourned.