HOA Meeting Notes

May 12, 2025

Meeting was called to order by Janet Pivarnick, President. Present were 9 board members which was a quorum for voting on issues.

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

Financial Report:

* Financial report was given by Sheldon Wheeler, Dana Properties. Because they use the accrual method of accounting, all potential income from dues is posted at the beginning of the year. Sheldon indicated that the first four items on the balance sheet shows the amount of cash and CDs that the HOA has to work with.
* Unpaid HOA dues pending were $65379.08 for April. Also unpaid late fees and fines were 1632.09 for April.
* Balance sheet showing current balances will be posted on the website

Budget Discussion:

* Property tax appraisal for HOA for 2025 increased from 20780 to 24936.
* NM Property tax appraisal also increased to $67376. NM estimated property tax is $2980.32.
* Estimated property taxes for large pond will be $431.28, upper pond $14.72
* HOA insurance is also going to be due soon and will need to be renewed for another year.

Old Business:

* Pool plaster and deck repairs have been completed. Also a seven day brushing and vacuuming has been completed.
* Affordable Pool Service that had been hired as CPO decided to quit. They called the state and reported their pre-inspection findings. There was a concern about the kiddie pool steps but Boaminite who did the pool work indicated it was in compliance.

New Business:

* Four Seasons has been hired to take over as CPO and pool cleaner. A pre-inspection was done and there are still issues to be resolved. Preparation for inspection by Four Seasons will cos $1190.83. Inspection to be done by the state on 05/19/25.
* A discussion was held regarding prioritizing items to be fixed or improved. It was agreed that the three top priorities were getting the pool open, replacing security cameras and installing a gate to prevent entry to clubhouse area. A motion was made, seconded and approved to work on these three areas first. Dan Heuer volunteered to get quotes on gate. Christine Maldonado volunteered to get quotes on the cameras.
* Other projects to be considered are resurfacing the the basketball and tennis court and having the pond cleaned of reeds and weeds.

Open Forum:

* A discussion was held regarding grass that is growing in the street. Janet indicated that a call should be made to 311 as it is the city that should take care of this.
* Janet also indicated that the landscaper is raising the price for services to $1000 per month in the summer and $500 per month in the winter.

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