HOA Meeting Notes

July 14, 2025

Meeting was called to order by Janet Pivarnick, President. Present were 5 board members which was a quorum for voting on issues.

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

Financial Report:

* Financial report was given by Danny Pivarnick. A copy of the income statement was provided to all attendees. Pertinent figures on the balance sheet were read from the HOA website.
* Operating account balance was $14880.40, Bank of America checking was 21986.83, There are still 2 CDs totaling 25638.22.
* Unpaid HOA dues pending were $57968.56 for June. Also, unpaid late fees and fines were 2032.82 for June.
* Total expenses for June were 5596.21.
* Financial statements showing current balances will be posted on the website.

Budget Discussion:

* A resale fee was shorted by 50.00. This was added to the June statement.
* A new resale certificate was filed by Janet with the City Clerk reclaiming the HOA as the first point of contact for resale certificates.

Old Business:

* The large pool passed inspection and is now open. The kids pool still needs to be inspected after the new ORP machine is installed and the inspection is scheduled.
* Mona, the last CPO, quit prior to the inspection. Janet has hired Eduardo Montoya who is also a certified CPO. He charges $95 per visit. Currently he comes twice a week.
* The pool requires checking the pool chemicals 3 times a day during open hours. Janet was able to find two resident neighbors to assist in checking the pool chemicals and logging them in.
* The Shark Vac currently does not work. A motion was made, seconded, and approved to purchase a new Shark Vac. Estimated price is $1250.00.
* John Chaney will have some workers come in to get ventilation into the kid pool equipment room this month.

New Business:

* A discussion was held as to the need to have board members volunteer to enforce the neighborhood violation policy. Christine Maldonado volunteered to walk the neighborhood, take pictures and information on violations. Elva Delgado volunteered to send the violation letters. The violation and fine policy are available on the HOA website.

Open Forum:

* A discussion was held on mosquito problems in the neighborhood. Danny Pivarnick indicated that Sunland Park has been contacted to provide spraying services. The city has also been contacted and has sprayed once.
* A discussion was held on cleaning the pond. It was indicated that the lawn care people do not want to do the job, and it is more feasible to do it in the winter when the pond is drier.
* Any new construction or modification to a house should be reviewed by John Chaney for compliance with HOA policy.
* Next HOA meeting will be held on August 11, 2025.
* As there were no other issues to be discussed, the meeting was adjourned.