HOA Meeting Notes

October 20, 2025

Meeting was called to order by Janet Pivarnick, President. Present were 8 board members which was a quorum for voting on issues.

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

Financial Report:

* A summary of the financial report is as follows:

Operating account balance at Dana Properties $933.45, checking account balance $25861.78, 2 CDs totaling $25638.22, late fees were $2409.60, fines received $100. Prepaid HOA dues $1633.84

* HOA dues outstanding: 48902..45
* Expenses for September were $7097.53 which included an insurance premium of $4465.50.
* Rosa Flores, Treasurer, pointed out several discrepancies in the income statement which she will address with Dana Properties. Several income items were omitted from the income statement.

Budget Discussion:

* Janet reminded the board that property taxes for the HOA are due.
* It was stated that Dana Properties HOA account is low on funds and all bills are being paid out of the Bank of America checking account.
* A motion was made, seconded, and approved to have the Solocon Company do the rock wall repairs on the rock wall that partially collapsed.

Old Business:

* Pool inspector requires a pool exit gate. A motion was made, seconded and approved to have the exit gate installed for $1495.00.
* We have one bid for the basketball court restoration of $15367.86. More than one bid is needed. Christine Maldonado and John Chaney volunteered to get additional bids.
* Per Janet, bylaw violation letters need to be sent by certified mail. Our lawyer indicated that she could do the letters and pursue a potential lawsuit for non-compliance.
* Janet pointed out that in cases of violation regarding more than one dwelling or running a business out of a home, proof is needed before a letter can be sent out.
* Janet indicated that the HOA should send letters to homeowners that have significant overdue HOA fees.
* There are some cracks in the deck. Boaminite will return next week to fix the cracks.
* The roofer will also be back to seal the scuppers.

New Business:

* Dana Properties has sent a budget proposal. Board members will meet separately to discuss the budget.
* The pool has reduced hours but is open on the weekends.
* Winter pool and landcape hours to be changed in December.
* Janet asked for a volunteer to take over pool fob duties. Nick Perez volunteered to do this. Some fobs need to be suspended.

Open Forum:

* Concerns were discussed regarding potential stolen mail and packages. There appears to be another abandoned house in the neighborhood. One homeowner reported that someone entered his garage and stole a bike and several tools. Everyone needs to be watchful for problems like these.

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