

## HOA Meeting Notes

November 10, 2025

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

Sgt. Eric Segura of El Paso Police Dept. gave a safety and community service presentation. He also provided a hand out for all attendees on safety and points of contact in emergencies. He also answered several questions from attendees.

Due to a lengthy meeting with El Paso Police Dept representative, the meeting minutes for October were not read. A motion was made and seconded and approved to approve the minutes without reading them in the meeting. They will be posted to the website.

### Financial Report:

- A summary of the financial report is as follows:

Operating account balance at Dana Properties \$430.81,  
checking account balance \$15009.12, 2 CDs totaling  
\$30636.50, late fees were \$2579.11, fines received \$100.  
Prepaid HOA dues \$1825.34

- HOA dues outstanding: 47886.48
- Expenses for October were 12667.29.
- 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. Expenses were high due to rock wall repairs and some bills paid were for more than one month.

### Budget Discussion:

- NM Property taxes for the pool and clubhouse were \$2944.68. Half to be paid now and the remainder to be paid in April.
- NM Property taxes for the lower 5-acre pond were \$426.12 which is being paid in full.
- NM Property taxes for the upper pond were \$14.56 which is

being paid in full.

- TX Property taxes for the park and basketball court were \$659.23 and are due by January 31, 2026.
- The rock wall repair has not been completed. Final payment of \$4580.00 on it is pending.
- A motion was made, seconded and approved to transfer \$3500.00 to Dana Properties operating account so they can pay the bills.

#### Old Business:

- Pool exit gate, repairs on deck cracks and replacement of scuppers are pending completion.
- Twenty-one letters regarding overdue payments on HOA dues have been completed and will be sent out by certified mail.
- Roofing company has completed re-sealing for the second time under guarantee. Inside damage was repaired for \$69.23 for materials and \$200 for labor.

#### New Business:

- Repairs have been made to the sprinkler system at the park, pool area and tree drip system. An outside water leak at the main valve for the automatic system was fixed for \$56.81 for materials and \$350.00 for labor.
- A discussion was held regarding the gap left in the rock wall after the completion of the part of the rock wall approved in the contract. The rest of the rock wall may need to be replaced. Janet encouraged the board members to inspect the rock wall.

#### Open Forum:

- A discussion was held regarding having a Christmas house decoration contest, but no decision was reached.
- At the next meeting in December, a potluck meal will be held for all attendees.

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