

HOA Meeting Notes

April 14, 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 March were read by Elva Delgado, Secretary. These were approved by the board.

Financial Report:

- Income for March was \$3405.66
- Expenses for March were \$6290.98
- Balance of unpaid dues: 70121.65
- Balance sheet showing current balances will be posted on the website

Budget Discussion:

- HOA income tax was prepared by Dan Heuer and has been filed.
- Dana Properties has started providing their bank statement of HOA income and expenses every month.

Old Business:

- Pool plaster is in progress to be completed. It was delayed due to high winds.
- The new pool deck has been completed.
- Pool leaks in the skimmer, underground pipe, drain, and inside pump room have been fixed at a cost of \$500.00.
- New toilet seats have been installed (cost \$42.00) and a minor leak fixed (cost \$48.00)
- Tile in bathroom was repaired by a resident volunteer.
- Two companies (Four Seasons and Affordable Pool Service) have given estimates for providing cleaning and CPO services. During the meeting the estimates were discussed. A motion was made, seconded, and approved to have Affordable Pool Service provide these services.

New Business:

- One property management company, PMI Co. responded to take over property management instead of Dana Properties. They indicated they will provide an estimate tailored to the HOA needs. Further discussion and a contract will be provided to the HOA board. Other companies can still be considered.

- A volunteer is needed to do neighborhood inspections for violations. Dana Properties will not do inspections except for common grounds. They will send letters to homeowners regarding violations.
- A volunteer is needed to contact residents in person for missing emails.
- During the meeting, Liz Valenzuela volunteered to pick up pizzas for the May meeting.

Open Forum:

A discussion was held regarding the new home development in NM regarding traffic problems. However, no building has been started yet on the 200 home development in NM near the HOA.

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