COLINAS DEL SOL HOMEOWNERS ASSOCIATION
ANNUAL MEETING

October 20, 2024

Minutes of the Annual Meeting of the Colinas Del Sol Homeowners Association held at 36 Colinas Del Sol, Lamy, NM.

- **CALL TO ORDER**
  Board President Howard Dittmer called the meeting to order at 1:10 pm.
- **ROLL CALL OF OFFICERS**
  Present: President - Howard Dittmer, Secretary - Sandy Aldern, Treasurer - Kurt Burk
- **VERIFICATION OF QUORUM**

A quorum was established. Fourteen lots were represented in person, two lots were represented by proxy.

- **ROAD MAINTENANCE**

Howard Dittmer provided a brief review of the Board's efforts to address grading needs on Compadres. The HOA membership approved grading of the road from Spur Ranch Road to Salida Terra Bello. The grading was completed twice. The Millers, owners of the undeveloped land across from CDS, graded once from Ave. Eldorado to Salida Terra Bello and, at his own expense, Russ McMillan graded Ave. Eldorado to Salida Terra Bello once. At the Oct. 1, 2024 regular Board meeting, the Board decided CDS will only continue to maintain the portion of Compadres that is within the HOA boundaries. CDS HOA will no longer provide funding for additional grading. This includes Colinas Del Sol, per our purchase documents, and the portion of Compadres from Spur Ranch Road to the end of Lot 1, as that part of the road is expected to worsen. Howard has been in touch with Alexandra Land, Director of Development for Santa Fe County and has attempted to get clarification regarding grading requirments requested of the Millers, the original owners/developers of the land on the east side of Compadres, including the 238 acres that is currently for sale. He has not been able to obtain information beyond what is already known.

Howard presented two options to the membership. The first being to use Compadres as it exists and the second being to use Spur Ranch Road. Spur Ranch Road has a road association to maintain the road and CDS residents choosing to use it on a regular basis might want to further investigate the road association and contribute to the cost of maintenance. Participation in the Spur Ranch Road association is voluntary and not associated in any way with the CDS HOA.

There was considerable discussion by the meeting attendees regarding the situation. Everyone was in agreement that Compadres maintenance will continue to be a concern. It is possible that, should the Miller property sell, the buyers will be required to pave Compadres as part of any development plan. The development of a Compadres Road Association was discussed but it would require individuals to start it, lobby for

participants from those owning property along Compadres, and maintain the funds and maintenance.

- **ROADSIDE MOWING**

Sandy Aldern provided information regarding the Board decision to mow the edges of Colinas Del Sol at a cost of $700. The purpose being to reduce snake visibility and reduce fire danger. Concern was expressed regarding the distance of mowing. The bid received from the CDS landscaping provider indicates the mowing will be approximately one foot. Funds to cover the cost will be taken from Reserves as this was not an item in the 2024 budget.

- **TREASURER'S REPORT**

Kurt Burk presented the Proposed Operating Budget for the 2025 year. Annual assessments at $400 per 16 lot wills provide a revenue of $6,400. Expenses include insurance, bank fees, landscaping, and road maintenance for a total of $6,283. There will be no homeowner contribution to the Reserves as they are adequately funded at this time.

The Reserve balance is currently $18,454.

A motion to approve the proposed Operating Budget for the 2025 year, as presented, was made, seconded and unanimously approved by the membership.

- **NEIGHBORHOOD WATCH**

Sandy Aldern presented information about the Neighborhood Watch organizaion that is active in Eldorado and accepts residents throughout the area. Neighborhood Watch does not fall under the auspices of the HOA. Participation is by individual homeowners. A Block Captain would be necessary to provide organization and participation. A community member has volunteered to be the Block Captain. Concern was expressed regarding personal and general liability, including that of the HOA, for actions taken by residents. As this is not an HOA responsibility, the Board will not take any action on the item. Sandy Aldern, as a resident, will further investigate and provide information to the community so each member can make an informed decision about participation.

- **ELECTION OF BOARD MEMBER**

Howard Dittmer has completed his committment to the CDS HOA. Nominations for a new Board member have been open for several months. Brady McMillan volunteered to be elected to serve on the Board for a three year term.

A motion to elect Brady McMillan to the CDS HOA Board of Directors for a three year term was made, seconded, and unanimously approved by the membership.

CDS Board of Directors for 2024-25 are as follows:
Sandy Aldern
Kurt Burk

Brady McMillan
Board members will meet to determine the positions for the year.

- **ADJOURNMENT**

There being no more business to bring before the Annual Meeting, ***Howard Dittmer made a motion to adjourn the meeting at 2:05 pm., motion seconded and passed unanimously.***

Minutes respectfully submitted by,

_____
Sandy Aldern, Secretary

_____
Date

- **CDS HOA BOARD POSTIONS FOR THE 2024-25 YEAR**

Following completion of the Annual Meeting, the Board members met to determine Board positions. They are:

Kurt Burk - President
Sandy Aldern - Secretary
Brady McMillan - Treasurer