CDS HOA Annual Meeting

10/4/23

I. Call to order
    i. All present at 2:10PM
b. All current board members present
    i. SA – Treasurer/VP
    ii. HD – President
    iii. NB – Secretary
c. HD introduces SA for Financial reports

II. Financials
a. SA hands out physical budget for the CDS HOA
    i. Last year end of October '22 $7,386 available to start the HOA
        1. Assessments up to 10/23 were $200/year
        2. CDS HOA members added $3,200 to CDS HOA fund over 2023
        3. At this current juncture there are few expenses
            a. Jan. 2023 Insurance Paid
                i. $2,000
            b. Landscaping added mid-year
                i. June/July 2023 $100 per month
                ii. Non-rainy months @ $200
        4. Balance as of 10/4/23 $8,210

III. Looking to 2024
a. Assessments will be raised to $1,300
    i. Working revenue becomes $20,800
        1. The group reviews the individual breakdown of the budget
    ii. As Russ initiated insurance the Board will need to address what is covered under the current coverage
b. Road maintenance
    i. Overview of the one received bid
        1. HOA is responsible for general road maintenance, bylaws say we are responsible for common areas and roads
        2. The bylaws also say we are allowed to maintain areas outside of the HOA if it is in the common interest
    ii. HOA recommends maintaining Compadres from Spur Ranch to the first road heading North
        1. We are not recommending we fund the last part closer to us after the mailbox
        2. Recommended 4 wet down and compaction and grading

IV. Establishment of committees
    i. HOA has suggested we establish a road committee to work on maintenance needs and other neighbors involvement in grading/paving expectations
        1. EB and RM motion to set up committee
            a. All in favor
        2. DA and EB motion to approve road budget
            a. All in favor
        3. DA, JS and EB volunteer for Road Committee
            a. All in favor
    ii. RM overview of original plans for roads
        1. We shouldn't need funds allocated as maintenance currently stands

2. RM spoke to Danny Martinez regarding paving the road coming in
    a. Danny has spoken to county to chip seal rather than pave
3. Spur Ranch and Horse Subdivision
    a. Non-maintained county roads
    b. We are to not respond to Spur Ranch Road lettters

b. Architectural Committee
    i. We need a committee to review and approve new construction
        1. RM and EB motion to set up
            a. SD, JG and NB volunteer for architectural committee
            b. All in favor

V. Election of new Board Member
a. Currently three members, three year terms, first round is 1, 2 and 3 year terms respectively
    i. Nothin cast in concrete is discussed ie. Members of the board can adopt new roles
    ii. KB, JW and DA nominated
        1. KB wins paper ballots

VI. Open Forum
a. Communication
    i. The HOA needs to find a common way to communicate
        1. We will set up an email mailing list
b. Well overview
    i. Each well has its own committee
        1. DA raised that we as a full HOA should be working on responsible water use as a community
            a. It would be difficult to have 3 wells on a single account
            b. Well groups can contribute data to the HOA
                i. Individual readings vs whole well reading
                    1. Used mostly for monitoring for leaks
        2. We can look at some other well maintenance options as well
        3. In conclusion the three well committees need to communicate on their services and issues
c. Neighborhood Watch
    i. Suggested to have a NW established
        1. Signs/deterrence
        2. Knowing when people are home or away on vacation so we can be on the lookout

VII. Other business
a. HD asks for further business
    i. No further business

VIII. HD motion to adjourn
a. All in favor