COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 3, 2024

Minutes of the Board of Directors Meeting of the Colinas Del Sol Homeowners Association, Lamy, NM held at 111 Colinas Del Sol, Lamy, NM.

- **CALL TO ORDER**
  Board President Howard Dittmer called the meeting to order at 10:38 a.m.

- **ROLL CALL OF OFFICERS**
  Roll call of officers at 10:06 a.m.
    - Present: President - Howard Dittmer, Secretary - Sandy Aldern
    - Absent: Treasurer - Kurt Burk

- **APPROVAL OF THE MINUTES OF THE REGULAR MEETING**
  Minutes from the Regular Board Meeting, December 6, 2023 were presented for approval. Minutes were approved as presented.

- **FINANCIAL REPORT**
  The current financial information was shared.
    - No expenses were incurred during the month of December.
    - 2024 Annual Dues will be due by January 31, 2024. Six of twelve lots have paid to date.
    - HOA annual insurance fees will be due in February, 2024. The HOA can expect to receive the invoices late Jan. or early Feb.
    - Howard Dittmer reported Russ McMillan had approached him regarding his HOA fee responsibilities for unsold lots. Russ currently has four empty lots that are not in process of development and are not on the market. As such, there is no road use. He requested that the Board take this into consideration for his annual fees. He acknowledged responsibility for other shared assessment responsibilites such as insurance, landscape maintenance, etc. and is willing to negotiate the road maintenance responsibilities. The Board agreed that his situation should be considered and further discussed. It was determined that Russ McMillan would be given a 60-day payment extension so the Board can further consider his request.

- **COMMITTEE REPORTS**
    - Architectural Control Committee

  John Gamache was present on behalf of the ACC. No new architectural

change requests have been received. The ACC is in the process of developing a architectural change documents and information to present to homeowners.

- Road Committee

No report was received from the Committee.

John Seidner sent an email to the Board indicating that he has the equipment to grade the roads and could do so at a cost that would be considerably less than the current proposal from Red Line Excavating. The determined that while this is a very generous offer, there are concerns about liability when hiring outside contractors. Correct licensing and insurance must be considered in order to protect the members and assets of the community.

- **OLD BUSINESS**
  - No old business

- **NEW BUSINESS**
  - No new business

- **OPEN FORUM**
  - John Gamache, Susie Gamache, and Paul Muraca were in attendance.
  - Home business regulations and restrictions per the CC&Rs were briefly discussed. This has not been an issue to date but homeowners are encouraged to read the CC&Rs and be aware of the guidelines.

- **NEXT MEETING DATE**

  The next monthly Board meeting is scheduled for February 7, 2024, 10:00 a.m. at Sandy Aldern's home, 36 Colinas Del Sol.

A motion was made, seconded, and carried to adjourn the meeting at 11:29 a.m.

These minutes were approved by the Board of Directors.

_____
Sandy Aldern, Secretary

_____
Date