COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 7, 2024

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

- **CALL TO ORDER**
  Board President Howard Dittmer called the meeting to order at 10:03 a.m.
- **ROLL CALL OF OFFICERS**
  Present: President - Howard Dittmer, Secretary - Sandy Aldern, Treasurer - Kurt Burk
- **APPROVAL OF THE MINUTES OF THE REGULAR MEETING**
  Minutes from the Regular Board Meeting, January 3, 2024 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 January other than bank fees. The checking account balance as of Feb. 2024 is $19,834.00
  - 2024 Annual Dues were due by January 31, 2024. 6/11 properties have paid. R. McMillan has been given permission to delay payment until the Board determines fee responsibilities for unsold lots. Three homeowners have not submitted dues. Kurt Burk will send reminders to those homeowners.
  - HOA annual insurance fees will be due in February, 2024. The HOA can expect to receive the invoices soon.
  - The Board discussed Russ McMillan's request for reconsideration of annual dues amounts for unsold lots, as presented at the January, 2024 Board meeting. The Board determined that the fees for unsold lots will remain at $200 per year to cover the cost of HOA insurance, and other association expenses. Road maintenance fees will not be included as the lots are not expected to be sold or built out during the year.

- **COMMITTEE REPORTS**
  - Architectural Control Committee

No report was received from the ACC but Howard Ditmer was advised that the Committee is anticipating a request from the owners of 6 Colinas Del Sol for the construction of two pergolas.

- Road Committee

No report was received from the Committee.

Sandy Aldern gave a brief report of a road meeting held on January 18, 2024, at 36 Colinas Del Sol. Participants included Sandy Aldern, Russ McMillan, Evan Bauer, Frances Pavich - Owner, Legacy Sustainable Development Inc., and Danny Martinez - Agent, Land Development Planning. Danny Martinez introduced Frances Pavich as the potential buyer of the the Terra Bella subdivision on the west side of Avenida de Compadres. Ms. Pavich is proposing the construction of 64 homes. The only entrance to the subdivision will be on Compadres. There will not be an entrance on Spur Ranch Road and Tierra de Sol, off of Spur Ranch Road has stated they do not want any entry through their community roads. Mr. Martinez gave a brief overview of the history of Compadres road maintenance and noted that Compadres needs to be modified to satisfy the County before constrction approval will be granted. Chip seal rather than paving has been proposed. Their was considerable discussion regarding Compadres maintenance responsibilities now, past, and future. The owners of the land on the west side of Compadres were originally required to make improvements before the lots for the modular homes were to be sold. The Millers (land owners) made minimal improvements, not to the specifications of the County. They have not been held accountable for the required improvements. Mr. Martinez acknowledged Russ McMillan's maintenance of Compadres at his own expense for the past 6 years. Ms. Pavich stated they hope to close escrow and begin construction by summer. Mr. Martinez said he would provide Russ with a copy of the road maintenance agreement for the modular home development and will work on creating a Compadres Road Association to present to all homeowners along Compadres. Mr. Martinez and Ms. Pavich reported they would be meeting with the Millers regarding the sale of the property the following week. At that time, they will discuss road maintence requirements that were set by the County but have not been met. All parties in attendance were in agreement that continued care and maintenance of Compadres is joint effort by all parties involved. The meeting lasted approximatel 60 minutes and was felt to be very productive by all involved.

In additional road discussion, the Board discussed the concerns regarding speeding on Compadres. It was suggested that additional speed signs might be helpful. There are signs on Compadres close to Avenida Eldorado but there are not signs past about .25 miles of the road.

- **OLD BUSINESS**

  No old business
- **NEW BUSINESS**

  No new business

- **OPEN FORUM**

  No residents in attendance.

- **NEXT MEETING DATE**

  The next monthly Board meeting is scheduled for March 6, 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 10:36 a.m.

These minutes were approved by the Board of Directors.

Sandy Aldern, Secretary

4/3/2024
Date