COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 3, 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 10:04 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, February 7, 2024 were presented for approval. A motion was made, seconded and passed to approve the Minutes as presented.

- **FINANCIAL REPORT**
  Kurt Burk presented the financial report.
  - All annual dues have been reeived.
  - HOA annual insurance fees have been paid.
  - Red Line Excavating was paid $1,185.00 to dry grade Compadres from Salida Terra Bello to Spur Ranch Road on 2/15/24.
  - The checking account balance as of 2/16/24 was $20,286.

- **COMMITTEE REPORTS**
  - Architectural Control Committee

  The ACC reported that an architectural change application had been received from the owners of 6 Colinas Del Sol. The committee approved the request, submitted it to the Board and advised the owners they could proceed. The project has been completed per the application description.

  The ACC has developed an architural change application and submitted to the Board. A motion was made, seconded and passed to accept the application as presented.

  - Road Committee

  No report was received from the Committee.

- **OLD BUSINESS**

  Road Discussion: Russ McMillan was present to review the current status of his continuing efforts to address the needs of Compadres road. The sale of the property on the west side of Compadres fell though. Russ has had multiple

contacts with Penny Alice Green at the County offices to discuss the orginal obligations of the Miller business (original owners/developers of the west side of Compadres) and to push for the County to complete their obligations per the documents on file with the County. He made the following suggestions to the Board:

1. Compadres will need to have a road association. All residents of Compadres need to find a way to be more actively involved in solving the problem. It would be helpful in a CDS HOA member/s would take leadership in initiating with other residents and continuing communication with the County as Russ is primarily viewed as a developer not a resident requesting road improvements.
2. Spur Ranch Road Association continues to press for the County to maintain Spur Ranch. Russ suggested the HOA Board communicate with SRRA to learn how they developed their association and possibly discuss joining with them to maintain Spur Ranch rather than Compadres.
3. Russ, as a licensed contractor, can purchase a piece of equipment that can be attached to his truck to grade the road. However, the equipment is very expensive and the HOA will need to reimburse the cost, must be purchased as nonreturnable, and there are no guarantees that it will perform sufficiently.

The Board thanked Russ for his continued efforts to hellp resolve the road issues on Compadres. Kurt Burk volunteered to contact SRRA to schedule a meeting with them to discuss options.

- **NEW BUSINESS**

Treasurer, Kurt Burk reported he has completed the tax forms required of the HOA for the year 2023. He will sign and submit the forms. The Board thanked Kurt for researching and following through the tax requirements of the HOA.

- **OPEN FORUM**

Residents in attendance: John and Susie Gamache and Paul Muraca. There was no discussion.

- **NEXT MEETING DATE**

The next monthly Board meeting is scheduled for May 1, 2024, 10:00 a.m. at Howard Dittmer's home, 111 Colinas Del Sol.

A motion was made, seconded, and carried to adjourn the meeting at 11:01 a.m.

These minutes were approved by the Board of Directors.

Sandy Aldern 5/1/24

Sandy Aldern, Secretary