COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 1, 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 10:06 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, April 3, 2024 were presented for approval. Corrections were submitted. A motion was made, seconded and passed to approve the Minutes as corrected.

- **FINANCIAL REPORT**

Kurt Burk presented the financial report.

- The checking account balance as of 3/31/24 was $21,567.
- No expenses other than bank fees were reported for March.

- **COMMITTEE REPORTS**
  - Architectural Control Committee

No requests for approval were submitted to the Committee.

- Road Committee

No report was received from the Committee.

- **OLD BUSINESS**

Road maintenance: Kurt Burk will contact Red Line Excavating to schedule road grading from Spur Ranch Road to Salida Terra Bello. The Miller's have graded Compadres from Avenida Eldorado to Salida Terra Bello. It is unknown if this will part of regular maintenance.

- **NEW BUSINESS**

Howard Dittmer reviewed the Zoom discussion the Board had with the Spur Ranch Road Association on April 23, 2024. The Board discussed the options CDS homeowners can consider:

1. Continue to research and develop a way for all homeowners on Compadres to participate in shared road maintenance costs.
2. Continue to authorize the Board to include the cost of a portion of Compadres in the annual dues.

3. CDS homeowners discontinue any maintenance costs for Compadres, join the Spur Ranch Road Association and pay the annual amount determined by SRRA (currently approximately $600) for Spur Ranch Road maintenance. The HOA would be responsible for costs to maintain Compadres from the north entrance to Spur Ranch Road. CDS homeowners would use all of Compadres at their own discretion, given the possible poor condition of the road, or use Spur Ranch Road.

The Board determined that this is not a decision to be made by the Board but should be presented to the membership at the annual meeting in Oct. as road maintenance other than CDS is not included in our CC&Rs. Howard Dittmer will contact SPRRA to inform them that CDS HOA will defer a decision until after the annual meeting.

- **OPEN FORUM**

Residents in attendance: John Gamache and Paul Muraca.

John Gamache offered to re-paint the tops of the fire hydrants in the community so they are more visible. He will also contact the Eldorado Fire Department and invite them to evaluate the system for maintenance needs and integrity.

- **NEXT MEETING DATE**

The next monthly Board meeting is scheduled for July 3, 2024, 10:00 a.m. at Kurt Burk's home, 35 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, Secretary

_____
Date