COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

October 2, 2025

Minutes of the Board of Directors Meeting of the Colinas Del Sol Homeowners Association held via Google Meeting

- **CALL TO ORDER**
  Board President Howard Dittmer called the meeting to order at 10:01 a.m.

- **ROLL CALL OF OFFICERS**
  Present: President – Howard Dittmer, Secretary - Sandy Aldern, Treasurer - Brady McMillan

- **RESIDENTS IN ATTENDANCE VIA GOOGLE MEETING**
  John Gamache, Susie Gamache, and Denise Anderson.

- **APPROVAL OF THE MINUTES**
  Minutes from Sept. 18, 2025, Regular Board Meeting were presented for approval. **A motion was made, seconded and passed to approve the Minutes as presented.**

- **FINANCIAL REPORT**

Brady McMillan reported that Oct. financial statements are not available this early in the month, but complete reporting will be made at the annual meeting on Oct. 12. 2025 Tax forms for the HOA have been completed and filed at a cost of approximately $600. A full financial review is still needed and is being sought.

- **COMMITTEE REPORTS**
  •Architectural Control Committee

John Gamache reported that there has not been any ACC activity.

- **OLD BUSINESS**

*****Landscaping – A bid to clear the four culverts on CDS was obtained from Heavenly Elements Landscaping services. The cost is approximately $550. This is for plant clearing only. John Gamache mentioned during Open Forum that the pipes in the culverts might need more extensive cleaning to remove dirt and silt build-up that may impede water flow. Culvert clearing is not currently an item in the annual budget. There will be further discussion at the Annual Meeting.

•Road Grading-CDS road maintenance – Bids to repair/improve CDS have been requested. Brady McMillan reported that he is awaiting the bid from Red Line Excavating. Denise Anderson reported that she has contacted three grading contractors but has not received responses. She will continue to follow up. Red Line Excavating indicated that simple grading might not be sufficient. More extensive repairs may be needed. The cost of repairs might exceed the amount budgeted. There will be further discussion at the Annual Meeting.

*****Status of Board Volunteer – The Board has received one request from a community member to serve on the 2026 Board.

*Review of agenda for Oct. 12, 2025 annual meeting. Given the current information and status of agenda items, the Annual Meeting agenda will be revised. The Board will review it, and it will be sent to the membership as soon as possible.

- **NEW BUSINESS**
  No new business was presented.

- **OPEN FORUM**
  Howard Dittmer reported he had attended a Santa Fe District Council meeting on Sept. 30, 2025. He was given three minutes during the Community Concerns portion of the meeting to present. He used his time to express concerns regarding the condition of Avenida de Compadres and Spur Ranch Road. No response was received at that time.
  Howard also reported that there will be a Town Hall Meeting on Wednesday, Oct. 8, 2025, at the Eldorado Community Center. It is an opportunity for community/CDS residents to ask questions and express concerns about road access/maintenance to our County representatives. More information will be provided to the Community as Howard receives it. District 5 Council Member, Hank Hughes has agreed to attend the CDS Annual Meeting to listen to concerns and discuss how the County and the community can address the needs of Avenida Compadres and Spur Ranch Road.

NEXT MEETING

•The next regular monthly Board meeting will be scheduled following the Annual Meeting.

A motion was made, seconded, and carried to adjourn the meeting at 10:27 a.m.

These minutes were approved by the Board of Directors.

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Sandy Aldern, Secretary

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Date