COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

July 17, 2025

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

- **CALL TO ORDER**
  Board President Kurt Burk called the meeting to order at 10:00 a.m.

- **ROLL CALL OF OFFICERS**
  Present: President - Kurt Burk, Secretary - Sandy Aldern, Treasurer - Brady McMillan

- **RESIDENTS IN ATTENDANCE VIA GOOGLE MEETING**
  Paul Muraca, John Gamache, Susie Gamache, Evan Bauer, Denise Anderson, Robyn Borgelt, and John Seidner

- **APPROVAL OF THE MINUTES**
  Minutes from the May 15, 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 presented the Financial Report.
  A motion to approve the financial report as presented was made, seconded, and approved.

- **COMMITTEE REPORTS**
  •Architectural Control Committee

John Gamache reported that an ACC approval form was requested from the owner of Lot 12. The homeowner intends to construct a three-car garage with additional rooms. The form was provided but has not been returned to the committee.

- **OLD BUSINESS**
  •Road Grading-CDS road maintenance needs were discussed. The Board agreed that grading is not necessary at this time but will be reconsidered at the next meeting. Kurt Burk will contact Red Line Excavating to find out when the west end of Spur Ranch Road will be graded. If possible, a request will be made to grade Compadres within the easement boundaries of the CDS HOA.

•CDS Fire Hydrant Inspection - Sandy Aldern reported that the three hydrants on CDS property were inspected and passed inspection. The Board is awaiting official reports. Currently, all valves are turned on, accessible, and functioning correctly. The Waterways crew chief stated that inspections should be completed every 1-5 years. The Board will decide at a later date.
John Seidner, a volunteer with the Eldorado Fire Department, provided valuable information about fire response procedures and time in Lamy and the CDS community. For the good of the community, he is willing to repeat this information at the annual meeting on Oct. 12.

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

- **NEW BUSINESS**
  *Amendment to Bylaws – The Board discussed the need to amend the financial review requirements of the current bylaws. A significant amount of review and possible expenses is required before action can be taken. Further action was tabled until after the annual meeting in Oct.

  *Denise Anderson volunteered to host the CDS HOA Annual Meeting at her home, 95 Colinas Del Sol.

- **OPEN FORUM**
  There was discussion regarding what does/does not constitute HOA business. No action was required.

NEXT MEETING DATE

•The next regular monthly Board meeting is scheduled for Sept. 18, 2025, 10:00 a.m. via Google Meeting.

A motion was made, seconded, and carried to adjourn the meeting at 10:55 a.m.

These minutes were approved by the Board of Directors.

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Sandy Aldern, Secretary

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Date