COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

September 18, 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**
  Paul Muraca, John Gamache, Susie Gamache, and Denise Anderson.

- **Resignation**
  Kurt Burk submitted his resignation from the CDS HOA Board of Directors, effective 7/19/25. Howard Dittmer volunteered and was appointed by the Board to serve the remainder (one year) of Kurt Burk's Board term. **A motion was made, seconded, and approved to appoint Howard Dittmer to serve the final year of Kurt Burk's 3-year term on the HOA Board of Directors.**

- **APPROVAL OF THE MINUTES**
  Minutes from July 17, 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. Brady reported that the bank fees for First National Bank have increased to $30 per month, significantly higher than what the HOA has been paying. A change of banks has been investigated. Options with lower monthly costs have been identified and will be further pursued after the annual meeting. **A motion to approve the financial report as presented was made, seconded, and passed.**

- **COMMITTEE REPORTS**
  - Architectural Control Committee

John Gamache reported that the ACC request from the owner of Lot 12 has been approved by the ACC. The lot owner was in attendance and reported that the permit approval is in process with the county and is awaiting final signatures. Construction will begin as soon as possible with completion expected 8-12 weeks after start.

- **OLD BUSINESS**

*****Landscaping – The four culverts on Colinas Del Sol need to be inspected for drainage clearance. This can be contracted or a community volunteer effort. A bid will be obtained from Heavenly Elements, the landscape contractor, for further discussion at the annual meeting.

•Road Grading-CDS road maintenance needs were discussed. The monsoon rains damaged several areas. Red Line Excavating will be contacted to obtain a bid to provide a bid for current repair needs and/or long-term repairs. Denise Anderson volunteered to contact Gilbert Chavez, another grading contractor, for a bid as well.

•CDS Fire Hydrant Inspection - Sandy Aldern reported that following inspection, a report was received from Waterways of New Mexico. The information is minimal but indicates all three hydrants are functional.

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

*****Amendment to Bylaws – Sandy Aldern requested that a committee be formed to review the current Bylaws and CC&Rs for amendments and/or modifications. The Board agreed that the suggestion should be presented to the membership at the annual meeting.

*****Review of agenda for Oct. 12, 2025 annual meeting. The Board agreed that the current agenda is appropriate.

- **NEW BUSINESS**

*****Procedure to request agenda item – Sandy Aldern presented a draft procedure for homeowners to follow when requesting an item be placed on the agenda of a regular Board meeting or Annual meeting. The Board reviewed the procedure and agreed with the draft as presented. **A motion was made, seconded, and passed to approve the procedural document as presented.**

- **OPEN FORUM**
  No discussion.

NEXT MEETING DATE

•The next regular monthly Board meeting is scheduled for Oct. 2, 2025, 10:00 a.m. via Google Meeting.

A motion was made, seconded, and carried to adjourn the meeting at 10:48 a.m.

These minutes were approved by the Board of Directors.

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Sandy Aldern, Secretary

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Date