COLINAS DEL SOL HOMEOWNERS ASSOCIATION
ANNUAL MEETING
October 12, 2025

Minutes of the Board of Annual Meeting of the Colinas Del Sol Homeowners Association held at 95 Colinas Del Sol, Lamy, NM

- **CALL TO ORDER**
  Board President Howard Dittmer called the meeting to order at 1:08 p.m.

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

- **VERIFICATION OF QUORUM**
  A quorum was established. Fourteen lots were represented in person. No proxies were presented for the two unrepresented lots.

- **APPROVAL OF THE MINUTES**
  Minutes from Oct. 2, 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 Sept. 30, 2025, bank statement shows an ending balance of $19,307.43.

  First National Bank has increased their monthly fees to $30 per month. Alternative banks with no service fees have been identified. The Board will be changing banks after the Annual meeting.

  The proposed Operating Budget for the 2026 calendar year was presented. Annual fees were projected at a rate of $400.00 per lot. Brady recommended the fees be increased to $600.00 for the year to cover the cost of necessary improvements to Colinas Del Sol and maintain the Reserves at $10,000.00.

  Road grading needs and costs were reviewed. Colinas Del Sol has not been graded in several years and received damage during the 2025 monsoon season. Brady presented a bid for repairs received from Red Line Excavating, in the range of $9,000.00 - $11,000.00 depending on the scope of repairs. Red Line has bid edge mowing at a cost of $1,500.00. Heavenly Elements Landscaping has bid the mowing at $700.00. There was discussion regarding the road grading options and materials. The Community agrees that the road needs to be repaired, graded, and maintained. An attempt will be made to obtain at least one other contractor bid and additional information regarding the use of geotextile fabric will be investigated.

  Brady McMillan made a motion to increase the 2026 annual fees to $600.00 per lot to provide CDS road repairs and maintain a reserve amount of approximately $10,000. The motion was seconded by Evan Bauer and passed unanimously.

- **ASSOCIATION BUSINESS**

  *HOA Document Review – Sandy Aldern suggested that a committee of 2-3 residents be formed to review the CDS Bylaws and CC&R's. The documents were originally assigned in 2007 and might need updating to current standards and community needs. **A motion was made by John Seidner to approve the formation of a Document Review Committee to review CDS HOA documents and report to the Board. The motion was seconded and passed unanimously.**

  •Residential Exterior Lighting – Sandy Aldern presented information from Santa Fe County regarding residential exterior lighting requirements that meet the standards of the Night Sky Protection Act enacted by New Mexico in 1999. Residents are encouraged to ensure that all exterior lighting conforms with Santa Fe County regulations and are considerate of how their lighting might impact their neighbors. Residents with concerns should address them with the homeowner in question and all homeowners should be respectful of said concerns.

  *Procedure to Request Board Meeting Agenda Items – Sandy Aldern reminded the membership that the Board developed and approved a procedure for any lot owner requesting an item to be added to a regular or annual Board meeting agenda. The procedure was emailed to residents Sept. 18, 2025.

  *CDS Culvert Cleaning - Sandy Aldern opened discussion regarding the need for inspection and/or cleaning of the four culverts on CDS. Heavenly Elements has submitted a bid for $550.00 to clear brush from the culverts and around the fire hydrants, as necessary. It was suggested that a volunteer group do the work. John Seidner volunteered to inspect the culverts and hydrants and report if it is a job appropriate for volunteers.

- **ELECTION OF NEW BOARD MEMBER**

  Howard Dittmer opened the floor to the election of a new Board member. Jennifer Wise submitted her name to the Board prior to the meeting. There being no other volunteers, a verbal vote was taken, and **Jennifer Wise was named to the CDS HOA Board of Directors for a three-year term**.

  The CDS HOA Board of Directors are Howard Dittmer, Brady McMillan, and Jennifer Wise. Positions to be determined.

- **INFORMATIONAL BRIEFING**

  John Seidner provided a brief description of the response procedures of the Santa Fe Fire Department in the event of a structural or open field fire on Colinas Del Sol. The existing CDS hydrant system is limited to the water in the storage tank on Lot 1. It is not tied to the Santa Fe water system and is not pressurized. He reported the Santa Fe stations might not be aware of them and familiarity with what is available for water sources in our area might be inconsistent. Continued communication with the fire department will help ensure that the Community is safe in the event of an emergency.

A motion was made by John Seidner, seconded by Brady McMillan, and carried unanimously to adjourn the meeting at 2:05 p.m.

These minutes were approved by the Board of Directors.

Sandy Aldern, Secretary

Nov. 12, 2025

Date