COLINAS DEL SOL HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES

November 12, 2025

• CALL TO ORDER (Virtual Meeting)
Current Board President Howard Dittmer called the meeting to order at 10:04 a.m.

• ROLL CALL OF OFFICERS
Current President – Howard Dittmer, Current Treasurer – Brady McMillan, and newly elected officer Jennifer Wise

• CLOSED SESSION
For the assignment of officers and preparing a meeting schedule:
President: Howard Dittmer
Treasurer: Brady McMillan
Secretary: Jennifer Wise

Meeting schedule will be the first Wednesday of every other month, starting January with the exception of schedule conflicts. The next Board Meeting will be held virtually on January 14th at 10 am.

• **APPROVAL OF MINUTES OF ANNUAL MEETING** of October 20, 2025

• FINANCIAL REPORT

- Brady McMillian reviewed annual HOA dues will be increased to $600 per lot as per discussion and approval at the Annual Meeting, due before January 31, 2026. He will send out a reminder and information regarding payment instructions in mid-December.

- New banking arrangements will be finalized with Nusenda Credit Union in November, 2025.

• OTHER BUSINESS

Roads:
Brady McMillan reported that with no additional bids for Colinas del Sol repair work despite inquiries, will proceed with scheduling repair with Sean of Red Line per previously obtained estimate.

Howard Dittmer reported no additional substantive updates for Spur Ranch Road repairs, additional feedback from county/state representatives continue to be received regarding USPS mail service though no changes are reported at this time.

Fire Hydrants:
Follow-up to John Seidner's investigations into fire hydrant information placards reviewed.

Motion was put forward by Howard Dittmer and seconded by Brady McMillan to proceed with the proposed placard placement to properly identify the existing fire hydrants. Estimate for a 12x18 sign using reflective 3M printing at a cost of approximately $40 per sign with placement on a pressure treated 4x4 at a cost of approximately $14 each. This means it would be approximately $55 per sign + post, for each of the three hydrants. Placement will be by CDS members. The signs will be kept at the level of the fire hydrant to minimize visual impact but be easily identified by fire personnel. Wording accepted as per John Seidner's proposed design, attached.

HOA Document Review Committee

No HOA community members have volunteered as of this date to join a committee to review our governing documents. Will remind community of this opportunity with another call for volunteers via email following today's meeting.

- **NEXT MEETING DATE**
  January 14, 2026 at 10 am (video meeting)

A motion was made by Howard Dittmer, seconded by Brady McMillan, to adjourn at 10:45 am.

These minutes were approved by the Board of Directors.

Submitted by

Jennifer Wise, Secretary

Date: November 12, 2025