COLINAS DEL SOL HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES
DATE: January 14, 2026

Location: Virtual 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 – Jennifer Wise, Treasurer - Brady McMillan

RESIDENTS IN ATTENDANCE VIA GOOGLE MEETING
Evan and Joan Bauer, John and Susie Gamache, Tom and Sandy Aldern, Amy and Russ McMillan, Paul Muraca-Sevick, John Seidner

APPROVAL OF THE MINUTES
Minutes from November 11, 2025, Board Meeting were presented for approval.
A motion was made, seconded and passed to approve the Minutes as presented.

FINANCIAL REPORT
Brady will provide the full financial report at the next meeting. A query was made regarding annual dues due by end of January and Jennifer reported that 7 households have presented dues to date, as she is accepting them on behalf of Brady McMillan.

COMMITTEE REPORTS

Architectural Control Committee
John Gamache reported that there has not been any new ACC activity and Denise's project continues to progress as the only active project.
Howard reported they are placing solar panels but all are on the roof and not visible so did not request ACC approval, queried members for concerns, none noted.

Document Review Committee
Sandy reviewed the proposal for document review she had submitted ahead of this meeting regarding the proposed process for document review. This was based on research performed regarding this process. She reviewed the planned schedule for reviewing the HOA bylaws and RCCs. No additional concerns or questions presented. Jennifer will assist Sandy as needed and Sandy welcomed other volunteers as this is an open committee to notify her of interest.

OLD BUSINESS
Colinas del Sol grading

Brady McMillan reported that there was a delay in initiating Colinas del Sol grading due to equipment issues with Red Line. Due to the nature of efficient reclaiming of roadside material without excess vegetative matter, a decision was made to have Red Line complete appropriate mowing before re-grading of the road which is slightly in excess of the quote from our landscaping company but will provide substantive increased efficiency. No additional concerns raised. Anticipate work will begin within a few weeks.

Fire hydrant information sign placement
Sign placement has been completed with assistance of community members, thank you's to John Seidner and Paul regarding placement.

NEW BUSINESS
Neighborhood Road Concerns:

A general discussion was held regarding Spur Ranch Road washout, an event which has generated interim communications from neighboring residents and HOA representatives with various CDS residents.

First, there was an attempt to gain a general understanding of the current state of affairs. Russ presented that he is aware of an effort to re-open Spur Ranch Road through Mr. Chavez's work, and that compensation might be requested from residents in this corridor after said work is completed. Sandy did a review of our recorded documents. The REPEAL AND SUBSTITUTION DISCLOSURE STATEMENT COLINAS DEL SOL SUBDIVISION recorded with the county clerk in 2018 states our official development access is Route 285 to Avenida Eldorado to Compadres to Colinas del Sol North Entrance. She was able to supply that document to the community via email during the meeting for everyone to review (page 15).

Howard summarized previous communications with the Spur Ranch Road Association offering to work together for the mutual benefit of Compadres and Spur Ranch Road and his offer was not accepted for further discussions at that time. Brady, Howard, and Jennifer indicated they received an email with some of the publicly available Spur Ranch Road Association meeting minutes which indicate there are significant ongoing discussions and/or concerns and/or litigation. Howard reviewed adjacent HOAs have been in communication (spoken and email) some indicating a desire to collaborate and others perhaps less willing, though unclear.

CDS residents continued to indicate a general sense that the lack of clarity around the present state or future projections for Spur Ranch Road limits any further discussion at this time.

However, the following points were agreed: that Compadres has been CDS's primary means of ingress and egress for daily use, Compadres is where our HOA fees and efforts (including cleaning of culverts and light maintenance) have been ongoing, and Compadres appears to be in our current legal subdivision access description, and lastly is our frontage road.

Other than the postal carrier's inability to use an alternate route to our mailboxes being an ongoing inconvenience Spur Ranch Road has never been a primary route for our use, however we do appreciate the potential opportunity for neighborly collaboration that would benefit both Compadres and Spur Ranch Road and will communicate such.

Howard offered and was thanked for volunteering to draft communication to the HOAs/residents of Spur Ranch west of the washout regarding lines of communication. He will also serve as the point person for communication regarding this topic going forward.

OPEN FORUM
No additional items proposed

NEXT MEETING
Next Board meeting will be held virtually on March 4, 2026 at 10 am.

ADJOURNMENT
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.

Submitted by:



Jennifer Wise, Secretary

January 14, 2026 Date