COLINAS DEL SOL HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES
Virtual Meeting via GoogleMeet

March 4, 2026

CALL TO ORDER
Current Board President Howard Dittmer called the meeting to order at 10:03a.m.

ROLL CALL OF OFFICERS
President – Howard Dittmer, Treasurer – Brady McMillan, and Secretary – Jennifer Wise

HOA members in attendance
John and Susie Gamache, Paul Muraca, Sandy Aldern, John Seidner

APPROVAL OF MINUTES OF BOARD MEETING of January 15, 2026

FINANCIAL REPORT: Provided by Treasurer

- All annual HOA dues received.
- 2025 Budget was off by approximately $220 due to some variation in budgeted mowing expenses.
- 2026 Budget on target so far unless unexpected major expenses, with the road grading completed and annual insurance premium paid.
- All banking has been successfully transferred to Nusenda, with checks purchased for approximately $60 and one final banking fee from 1st National of $30. No other banking fees expected.
- Full financial reports are attached to these minutes

ACC COMMITTEE: John G. reported no new requests

DOCUMENT REVIEW COMMITTEE: Sandy A.

Sandy reported her findings from a review of our current documents to regional HOAs. She reported that we appear to meet all legal state requirements, and the only "red flag" is perhaps the age of our documents and whether there is a need for periodic formal audits.

She reviewed the general legal HOA guidelines for the state of New Mexico and in that context, multiple other HOA documents from neighboring communities that were available to her for comparison. Many of these are communities of similar age to ours, though most are larger HOA's. A number have updated their documents, and she indicated there is a more plain-language common format that HOAs have been moving towards.

The goal of revision would be less a substantive change as we appear to be in compliance, but that there is still value in revision that creates clearer language and easier to read documents. The most appropriate comparison seems to be Rancho San Lucas which has their documents

available on line. She encouraged all community members, not only the board and committee to consider reviewing their documents so that we may all have an informed discussion and or input regarding our thoughts on updates.

Her recommendation is to continue to review our options which are:
-do nothing as we appear to be in compliance
-amend using the new standard format and do the work ourselves (would need legal review)
-hire out the revision entirely

The consensus was accepted to continue to review our options, and take time reviewing the comparison documents available to us. Sandy will continue to report to the committee her findings regarding ongoing side by side comparisons and any necessary references to required audits.

We will use 2026 as a year for review as this will take some time and as any move on this would at minimum present a cost burden and we have not budgeted for document review / prep costs for 2026. There being no obvious concern about compliance the board felt there is time to approach this thoughtfully.

See also Sandy A's full committee report outlining her findings attached to these minutes.

OLD BUSINESS

ROADS

Grading completed on Colinas del Sol and adjacent section of Compadres as previously bid and paid.

Going forward, Compadres will be addressed by a non-HOA group as it is outside of the bounds of our HOA. This group can report to board informationally, but it does not fall under the purview of the CDS HOA.

With that in mind, John S proposed that we still need organization around this despite the initial meeting and money paid in to complete the one-time grading of compadres to repair large pot-hole damage. There remains a need for an organizational committee to manage business elements as his time will be taken up in the labor and time for grading using his equipment. This organizational help would be from our community or anyone using Compadres who wants to be involved. Initially what is needed are people to reach out to neighbors, form a preliminary board, potentially incorporate as an LLC and/or bank account to collect funds and/or manage any potential risk. Efforts have been made to contact Rosa Linda with no return email so far, the "Barn House" will likely continue to periodically drag the road, and indicated a potential desire to look into improve speed limit signage and might be interested in other participation. Community members were asked to contact John S with interest in assisting in organizational elements. Howard had interacted with Rosa Linda and it appears that although

they had provided for work on Spur Ranch, their likely preferred route might still be looking at Compadres for primary access, participation remains to be seen.

NEW BUSINESS

None proposed.

OPEN FORUM:

- Work on the South Entrance damage from subcontractor has been completed and no concerns raised.
- Snow removal for our neighborhood was felt by consensus to be a non-issue due to the general climate, and if members had a particular concern regarding an out-of-the-ordinary snow event, we can decide how best to address in the moment without a need for a more formal process to be outlined at this time.
- Sandy asked our neighbors to remember Bird Migration and to dim / turn off lights from 11 pm to 6 am/dawn.

NEXT MEETING DATE

May 6, 2026 at 10 am (virtual meeting)

A motion was made and seconded to adjourn at 10:33 am.

These minutes were approved by the Board of Directors.

Submitted by:



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Jennifer Wise, Secretary
Date: March 04, 2026