COLINAS DEL SOL HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES
DATE: May, 6, 2026

Location: Virtual via Google Meeting

CALL TO ORDER
Board President Howard Dittmer called the meeting to order at 10:02 a.m.

ROLL CALL OF OFFICERS
Present: President – Howard Dittmer, Secretary – Jennifer Wise, Treasurer - Brady McMillan

RESIDENTS IN ATTENDANCE VIA GOOGLE MEETING
John and Susie Gamache, Sandy, Evan, Denise

APPROVAL OF THE MINUTES
Minutes from March 4, 2026 Board Meeting were presented for approval.
A motion was made, seconded and passed to approve the Minutes as presented.

FINANCIAL REPORT
Brady McMillan had no new financial reports

COMMITTEE REPORTS

Architectural Control Committee
John Gamache reported that there has not been any ACC activity

Document Review Committee
Sandy reported initial findings from review of Bylaws for CDS. Comparison with Rancho San Lucas (RSL) given the proximity and similar size and availability of documents (updated 2018, CDS 2007)

In general, bylaws appear to be similar and in compliance with a few areas to consider addressing via amendments without full refiling required.

1. Membership required @ annual meeting is currently 25% and consideration to adjust, consider a majority (RSL 51%)
2. Specify/clarify that any proxy form is submitted prior to annual meeting to the secretary
3. Current bylaws state annual accountant review, however other state documents say small HOAs (ours is even smaller than their definition of small) should “consider” a 3 -year review. Proposal for possibly a 5-year review given our very small size and lack of significant accounting needs.

At the annual meeting, Sandy will report he culmination of her findings and proposed recommendations, so that we can proceed with any items that might be appropriate for amendments for voting into place.

It also came to light that the registered agent is still Russ, and we should look into changing this. Consideration can be given to rotating through the president of the board as the registered agent, consideration was also given to establishing a mailing address separate from the physical HOA address for the ease of rotating board members and mailing consistency. Physical address is still required for certain banking and state needs.

To follow-up on the question of snow removal, many HOAs have a clause to trigger snow removal. There was a request to Sandy to look at what the county trigger is, given it is a high threshold for them to treat the dirt roads and generally snow is NOT a concern for residents in general due to rapid melting, damage to dirt road from plows when they are not frozen, etc. Sanding not salting might be a part of that clause (more environmentally sound) if deemed necessary. Not felt to be a high priority item, but for the purpose of clarity to agree on a clause during this period of time we are looking at the general updating and clarification of our bylaws and CCRs seems appropriate.

Sandy will continue looking through the remaining sections of the bylaws and CCRs and provide periodic reports.

OLD BUSINESS
None

NEW BUSINESS
None

OPEN FORUM
Compadres Road: Jennifer reported that no persons had volunteered after emails (to our community and neighbors) regarding a Compadres Road Association with the exception of John S, Jennifer, Tom, and Russ. The road has been periodically graded by volunteers from our community and interested neighbors.

John S, Tom, Jennifer, and Russ are meeting in a week to review steps forward and they continue to invite any other people to participate.

Susie and Kurt and John will be working on planting at the South entrance, the week of May 18th. They are using tansplanted cacti from our neighborhood.

NEXT MEETING
Next Board meeting will be held virtually on July 1, 2026 at 10 am.

ADJOURNMENT

A motion was made, seconded, and carried to adjourn the meeting at 10:28 a.m.

These minutes were approved by the Board of Directors.

Submitted by:



Jennifer Wise, Secretary

___May 6, 2026_____ Date