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

July 1, 2026

CALL TO ORDER
Brady McMillan called the meeting to order at 10:07a.m.

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

HOA members in attendance
John G, Evan, John S, Denise

APPROVAL OF MINUTES OF BOARD MEETING of May 6, 2026

FINANCIAL REPORT: Provided by Treasurer

Budget to date reviewed and reported through May, the primary recent transactions being landscaping (on hold through August and re-assess) and budget is on target for the year.

Notice of bank fee had been issued, of approximately $25. Brady spoke with Nusenda representatives and they were unable to provide a reason for the service charge and were to credit the account, believing it was in error as our account should not incur fees.

COMMITTEE REPORTS:

Architectural Control Committee:
John G. reported no new requests

Document Review Committee:
Sandy plans to provide an updated report in September

OLD BUSINESS
None

NEW BUSINESS

Elections: One community member, Tom, has volunteered for election to the board, to replace Howard who is rotating off. Participation from other members will be solicited as well prior to the annual meeting and elections should any other members wish to volunteer to run.

Annual Meeting: annual meeting date has been set to take place on Sunday, October 4, 2026 at Howard's house, convening at 1 pm.

Roads: John S. suggested ongoing maintenance for Colinas del Sol to follow the extensive grading done earlier in the year with Red Line. He offered to address swales and ingrowth of weeds with grading (similar to work done on Compadres). Board and community members present were in favor of general ongoing maintenance to maintain Colinas del Sol utilizing volunteer efforts. Also, addition of gravel in some portions was felt likely to be of benefit if not sooner, at some point would need to anticipate that need going forward. John S suggested adding a road fund to the upcoming 2027 budget as there is currently no designated road funded by HOA member dues. John S will present further information regarding estimates from local companies for gravel load costs, to estimate how much might be a reasonable proposed amount for a road fund going forward. This is to be reviewed in more detail at the September meeting and/or Annual Meeting as a proposed budget item.

OPEN FORUM:

- John S spoke to work being done on Compadres by him, as well as Pat Daley, neighboring community member, to maintain the road and swales. Request was made for voluntary assistance with items such as maintaining the culverts (weed removal and shoveling out gravel overflow blocking some of the culverts) and proposed sign placement addressing speed (and reason – slow keeps the road in better shape and it respects the volunteer efforts of neighbors). Also, signage would potentially be a way to signal an opportunity for assistance from our Compadres neighbors. He plans to send out a community email on this topic. Board and present HOA members were in favor of providing assistance as noted including voluntary physical work and/or assisting with cost for signage. Appreciation for the speed signs placed by John G was also noted, though all members felt a large number of cars are still driving over the limit and additional work to slow cars down would benefit all.

NEXT MEETING DATE

September 2, 2026 at 10 am (virtual meeting)

A motion was made and seconded to adjourn at 10:35 am.

These minutes were approved by the Board of Directors.

Submitted by:



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Jennifer Wise, Secretary
Date: July 01, 2026