

# ENTRADA PROPERTY OWNERS ASSOCIATION

## Monthly Meeting Minutes

**Date:** November 12, 2025

**Time:** 5:36 PM MST

**Location:** Virtual Meeting

### Attendees:

Chris Durnan, Chris Naylor, Michael Woudenberg, Matt Bergstrom, Entrada Property Owners (Stacy Noble)

## I. Call Meeting to Order

The meeting was called to order at approximately 5:36 PM MST.

## II. Review and Approval of Minutes

- Prior meeting minutes were confirmed as already posted on the Association website.
- It was agreed that including printed copies with the annual mailing was unnecessary and would add weight and cost.
- No objections were raised.

## III. Financial Report

- Current financials were reviewed.
- Delinquent account notices for unpaid 2025 dues were confirmed as mailed to all owners past due after October 1st.
- Several delinquent accounts are held by a small number of owners; additional unpaid dues from the current year were noted.
- The Board acknowledged that delinquent owners may be excluded from voting if unpaid at the time of the annual meeting, consistent with prior practice.

## IV. Unfinished Business

### Nominating Committee / Ballots

- Nominating committee materials are prepared and ready to mail.
- Board emphasized the importance of actively collecting ballots to ensure quorum.
- Deadline for ballot submission is December 8, 2025, to allow time for processing.
- Delinquent owners may be excluded from voting, which could reduce quorum requirements if necessary.
- Board will revisit this decision prior to the December 14, 2025 meeting.

## V. Road Maintenance

- Ongoing issues were discussed regarding recent wash repair work and flood control compliance. As part of the discussion, Matt B was unhappy with the way the Road Committee handled the bid process and work.
- The contractor bid the project as a repair (no permit required) but executed work that was later classified by Pima County Flood Control as an improvement, triggering permit requirements.
- Significant erosion occurred after rainfall, indicating performance issues regardless of permit status.

- Pima County Flood Control has now indicated that materials—including historic materials in the wash—may need to be removed, which could create safety, access, and budget concerns.
- Chris Naylor has reached out to Steve Christie, Pima County Board of Supervisors representative, to request a meeting and seek clarification and potential exemptions, emphasizing:
  - Emergency vehicle access
  - Community safety
  - Budget limitations
  - Long-standing existing materials
- Further discussions will continue between Board members.

## **VI. Concerns and Questions from Membership in Attendance**

- No additional concerns or questions were raised during the meeting.

## **VII. Next Meeting – Adjournment**

- A motion to adjourn was made and seconded.
- The meeting adjourned at approximately 5:49 PM MST.