

Entrada POA Meeting Notes

September 10, 2025

I. Call to Order

- Meeting called to order by Chris Naylor.
- Attendees: Chris Durnan, Chris Naylor, Greg Chmelik, Matt Bergstrom, Michael Woudenberg, Steven Schroeder, Entrada Property Owners.

II. Review and Approval of Minutes

- August 2025 meeting minutes reviewed.
- No corrections noted.
- Motion to approve August minutes passed unanimously.

III. Financial Report

- Prior month ending balance: **\$26,179.15**
- Income: **\$3,394.75**
- Expenses: **\$2,000.00**
- Ending balance: **\$27,532.84**
- Reserves: **\$25,000.00**
- Delinquent assessments: **~\$52,000**, down from \$100,000 a few months ago.
 - Discussion: Plan to continue account cleanup and delinquency collections.

IV. 2026 Budget Discussion

- Draft 2026 budget reviewed.
- Board agreed to communicate any budget feedback via email.
- **Unanimous approval via meeting vote** to move forward with the proposed budget and present it to membership in the annual packet.
- Road maintenance allocation discussed: \$80,000 proposed.
 - Board agreed the figure was sufficient for 2026.
 - Future discussion needed on long-term funding for chip seal maintenance and potential dues increase in 2027.
- Motion passed to present the same annual dues (\$350) for 2026 with no change.

V. Unfinished Business / Upcoming Dates

- Confirmed next meetings:
 - October 8
 - November 12
 - December 10 (Annual Meeting)
- December 10 conflicts noted for Steven Schroeder (will attend remotely if possible)

VI. Annual Meeting and Elections

- Discussion on format:
 - Board voted to hold the 2025 Annual Meeting virtually, not in person.
 - Justification: Cost savings, efficiency, and compliance with open meeting laws.
 - CAD will handle all ballot distribution and tabulation.

- **Nomination Process:**

- Maximum board size: 7 members (down from 9).
 - Board voted unanimously to set 7 seats for 2026.
- Nominations must be received by October 28, 2025.
 - No floor nominations allowed per updated Arizona statute.
 - Candidates must be lot owners in good standing.
 - All bios and nominations will be vetted by CAD prior to inclusion in the ballot.
 - Website and Facebook notifications to be posted immediately.

VII. Roads & Maintenance

- County notified POA that Kolb and Mann crossings do not meet county code.
 - Extension granted until January 2026 to determine corrective plan.
 - Options:
 - Apply for no-cost county land-use permits (if improved crossings).
 - Remove noncompliant bin blocks and return crossings to natural grade.
 - Discussion of contractor (George) responsibility; to be reviewed in Executive Session.
- Emergency post-storm response policy needed.
 - Chris Durnan to draft new Emergency Road Repair Policy for review at the next meeting.

VIII. Recording and Retention Policy

- Arizona statute now requires meeting recordings or transcripts to be retained **for six months** and made available to members upon request.
- Board discussion:
 - Vote was made to discontinue video recordings.
 - Already have a six-month retention policy for transcripts, then delete after official minutes are approved.
 - Motion passed unanimously for transcripts.

X. Adjournment

- Motion to adjourn approved.

IX. Executive Session Summary

- Delinquent Accounts
- Board Vacancy
- Homeowner Disputes