

# Entrada POA Meeting Notes

October 8, 2025

## I. Call to Order

- Meeting called to order by Chris Naylor.
- Attendees: Chris Durnan, Chris Naylor, Matt Bergstrom, Michael Woudenberg, Steven Schroeder, Stacy Noble, Lisa (Cadden)

## II. Review and Approval of Minutes

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

## III. Financial Report

- Lisa reported that October 31st is the final deadline for owners to pay their dues in full.
- Accounts unpaid after this date will be marked delinquent for the remainder of the year.
- Next steps in the collections process will begin for delinquent accounts.
  - In-house collections staff is actively attempting to locate owners.

## IV. Unfinished Business

- Continued efforts on the annual meeting packet and documents.
- Previous motions and budget decisions from last meeting remain on track.
- Work continues on drafting the post-storm road repair/emergency guideline policy. Chris has a partial draft and will have a legal contact review it before the next meeting.

## V. Unfinished Business / Upcoming Dates

- Confirmed next meetings:
  - November 12
  - December 10 (Annual Meeting)
  - January 14, 2026

## VI. Roads & Maintenance

### 1. Floodplain & County Extension

- An extension was granted by the County Flood department until **January**, allowing time to resolve wash/road grade issues.
- County engineers will review at no cost.

### 2. Bin Blocks & Grade Problems

- The wash area currently has incorrect grading due to bin blocks being installed too high.

### 3. Possible Temporary Fixes

- Discussion about placing **\$2,100 of rock** to prevent further erosion before anticipated heavy rain.
  - Concern raised that adding rock may appear to the county as additional changes rather than corrective action.
  - No consensus reached; several objections voiced.

### 4. Suggestions by Members

- Matt suggested simply removing 2–3 of the upper bin blocks to restore flow and reduce lateral

erosion—estimated 30 minutes of work.

- Discussion on leasing equipment to move the blocks independently (~\$500 cost).
- Ultimately, the decision was made to take no immediate corrective action and allow rainfall to further illustrate issues with the prior work.

#### **5. Other Road Items**

- Stop sign at Del Toro remains leaning; needs to be reset.
- Kolb must also be returned to natural grade.

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

#### **Code of Conduct for Board Members**

- Due to recent events, the Board will begin drafting a mandatory Code of Conduct for all current and future board members.
  - Lisa provided a template used in other associations.
  - Key elements include conflict of interest policy and consistent enforcement.
  - The document will be circulated for member review and finalized at the next meeting.

#### **General Member Questions**

- Additional questions regarding skip tracing delinquent accounts.

### **VII. Adjournment**

- Motion to adjourn approved.

### **VIII. Executive Session Summary**

- Delinquent Accounts
- Board Vacancy
- Homeowner Disputes