

# ENTRADA PROPERTY OWNERS ASSOCIATION

## Annual Meeting Minutes

**Date:** December 10, 2025

**Time:** 5:31 PM MST

**Location:** Virtual Meeting

### Attendees:

Aurelia, Cheri Rasmussen, Chris Durnan, Chris Naylor, Dan Deloria, Stacy Noble, James Bender, Lisa (Association Manager), Lisa Rowe Fraustino, Matt Bergstrom, Regina Tiedemann, Robert Wadsworth, Sharon Conine, Steven Schroeder, and additional property owners.

## I. Call to Order

The Annual Meeting of the Entrada Property Owners Association was called to order at approximately 5:31 PM MST.

Quorum was confirmed by the Association Manager.

## II. Review of Annual Business

- This was the Association's **first annual virtual meeting**.
- Board members noted that the virtual format improved accessibility and participation compared to prior in-person meetings.

## III. Financial Report and Budget Approval

- The 2026 proposed budget had been distributed in advance.
- With quorum confirmed, the budget was presented for vote.
- Motion: Approve the 2026 budget
- Result: Approved by membership vote

## IV. Election of Board Members

- No write-in candidates were received.
- All candidates listed on the ballot were elected.
- 2026 Board Members:
  - Chris Durnan
  - Chris Naylor
  - Stacy Noble
  - Matt Bergstrom
  - Michael Woudenberg
  - Steven Schroeder

## V. President's Remarks

- Chris Naylor thanked members for attending and participating.
- The Board reviewed work completed in 2025, particularly related to road maintenance.

- The Board reaffirmed its focus on prioritizing Association funds toward road improvements.

## **VI. Road Maintenance Update**

- The Road Committee outlined plans to:
  - Evaluate recurring wash and erosion issues
  - Explore engaging a design/engineering firm to assess long-term solutions rather than repeated short-term repairs
- Recent heavy rainfall highlighted vulnerabilities in several road sections and washes.
- Chip seal costs were discussed, noting that approximately \$50,000–\$60,000 per half mile requires careful prioritization.
- Board emphasized that delinquent dues significantly impact road maintenance capacity.
- Members were encouraged to communicate early if payment plans are needed.

## **VII. Member Questions and Discussion**

Topics addressed included:

- Timing of annual statements and dues notices
- Ballot delivery challenges and address update requirements
- Road conditions on Del Toro, Man, Wilmot, Monarch, and surrounding areas
- Chip seal durability, wash erosion, and truck traffic impacts
- Communication improvements, including building a verified email distribution list
- Committee participation opportunities for non-board members

The Board reiterated:

- Address changes must be handled directly with the Property Management Company, the Association cannot modify owner records.
- Ballots and meeting materials are posted on the Association website and distributed via multiple channels.

## **VIII. Communication & Engagement**

- Members expressed strong support for continuing virtual meetings.
- The Board committed to:
  - Improving email communication
  - Encouraging committee involvement
  - Continuing monthly virtual meetings

## **IX. Adjournment**

- Motion: Adjourn the Annual Meeting
- Result: Approved
- The Annual Meeting adjourned at approximately 6:45 PM MST.