

Entrada Property Owners Association

Board of Directors Meeting Minutes

Date: January 14, 2026

Time: 5:49 PM MST

Location: Virtual Meeting

Board Members Present

- Chris Naylor
- Chris Durnan
- Michael Woudenberg
- Matt Bergstrom
- Stacy Noble

I. Call to Order

The meeting was called to order by Chris Naylor.

II. Review & Approval of Prior Meeting Minutes November 2025 Minutes

- Discussion included road maintenance issues, wash installation vs. repair, and flood control compliance.
- Amendment added noting Matt Bergstrom's disagreement with how the Road Maintenance Committee handled the bid process and work related to the wash installation.

Vote – November 2025 Minutes (as amended):

- **Yes:**
 - Chris Naylor
 - Chris Durnan
 - Michael Woudenberg
 - Matt Bergstrom
 - Stacy Noble
- **No:** None

Result: *Approved unanimously*

December 2025 Minutes

- Annual meeting recap
- Budget approval
- Election results (all candidates elected)
- Road maintenance discussion and member Q&A

Vote – December 2025 Minutes:

- **Yes:**
 - Chris Naylor
 - Chris Durnan
 - Michael Woudenberg
 - Matt Bergstrom
 - Stacy Noble
- **No:** None

Result: *Approved unanimously*

III. Financial Report

- December financials reviewed
- Approx. \$70,000 total cash on hand
- Delinquent assessments reduced to approx. \$57,000

- Board agreed further reconciliation and delinquency review is needed
- Action item to meet with management company to scrub records and confirm outstanding dues

No vote required

IV. 2026 Meeting Schedule

- Veterans Day (November 11) meeting conflicted with availability
- Meeting date moved

Motion: Move November 2026 meeting from November 11 to November 4

Vote:

- **Yes:**
 - Chris Naylor
 - Chris Durnan
 - Michael Woudenberg
 - Matt Bergstrom
 - Stacy Noble
- **No:** None

Result: *Approved unanimously*

V. Committee Assignments

- No changes to committee structure required at this time
- Matt Bergstrom volunteered and was added to the Road Maintenance Committee

No vote required

VI. Road Maintenance

A. Pothole Repair Bid – \$10,000 (Seal Wright)

- Scope intended to cover all potholes on Man, Wilmont, and Cob Roads
- Board identified bid language only referenced *Man Road*
- Conditional approval pending corrected bid language reflecting all three roads

Motion: Approve \$10,000 pothole repair contingent upon bid correction to include all three roads

Vote:

- **Yes:**
 - Chris Naylor
 - Chris Durnan
 - Michael Woudenberg
 - Matt Bergstrom
 - Stacy Noble
- **No:** None

Result: *Approved unanimously, contingent upon revised bid*

B. Grading Bid – \$35,000 (Three Gradings)

- Concerns raised regarding cost, lack of scope clarity, and prior performance
- Board agreed additional bids and clearer scope are required before approval

Vote – \$35,000 Grading Bid:

- **Yes:** None
- **No:**
 - Chris Naylor

- Chris Durnan
- Matt Bergstrom
- Stacy Noble

(Michael Woudenberg withdrew the motion - he did not vote because he lost connection)

Result: *Not approved*

VII. Member Comments

- No members in attendance

VIII. Adjournment

- Motion to adjourn approved
- Board entered executive session to discuss financial matters

Meeting adjourned at approximately 6:43 PM MST

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Meeting adjourned at approximately 6:43 PM MST