

Entrada Property Owners Association Meeting Notes

June 11, 2025

Attendees:

Chris Naylor, Michael Juarez, Michael Woudenberg, Steven Schroeder, Matt B and Stacy Noble

1. Call to Order & Quorum

- Meeting called to order by Chris Naylor.
- Quorum met with six of eight board members present.

2. Approval of Minutes

- May 2025 meeting minutes were motioned and approved.

3. Financial Report

- Michael Woudenberg presented the financials:
 - Beginning balance: \$22,200
 - \$25,100 in reserves
 - Expected end-of-month balance: ~\$55,000
 - Delinquent assessments total: \$82
 - Team to meet this month to reconcile delinquent assessment data, especially issues with the new system and tracking who is on payment plans.

4. Road Maintenance

- Chip seal work: Three coats applied over pothole repairs; multiple corrections done by Seal Right. Looks smooth and is holding up well.
- Next grading: Planned after monsoon season (~August/September). Includes side roads.
- Bid: ~\$12K already approved, pending performance review.
- Feedback from residents has been positive — best roads in 20 years.
- More attention on side roads this year than ever before.

5. Upcoming Meetings and Annual Meeting

- July 9 and August 13 — confirmed, no conflicts.
- September 10 — falls near 9/11 commemorations, but okay for now.
- Annual Meeting: December 10 — tentatively still good.

6. Nominating Committee

- In ~2 months, nominations start. Encourage interest.

7. New Business & Concerns

- Pima County - Earlier resident complaint prompted a county inspection of work in washes.
 - No issues reported back after ~2 months.
 - Plan: After first good monsoon, Chris will take pictures/video of wash areas as documentation.