

Entrada POA Meeting Notes 9/4/2024

Attendees

Chris Naylor, Darlene Barry, Stacy Noble, Matt Bergstrom, Michael W, Chris Durnan, Mike Pedraza
Homeowners x 3

Call Meeting to Order

Chris N., Stacy N., 2nd

Review and Approval of Minutes from June/July

- Adjusted during the meeting.
- All Members Approved w/changes

Approved March Financial Report

Michael W.:

- Last month ending balance: 96,382.20
- Income: 6,580.98
- Income from rebill/collections: 40.00
- Total expenses: 20,813.76
- Expense from rebill/collections: 0.00
- Ending Balance: 82,189.42
- Reserves: 30,061.07
- Scrolled through report online
 - No Questions
 - No vote needed, it's just an update
- Rebill is effective
 - Less than 10 letters returned
 - Lot Owners over \$700.00 delinquent (2 years) will be sent to collections confirmed
 - Voted on in prior meeting
- Touched base on roads - details below
- Vacant Lot question was asked by Lot Owner - answered in Open Discussion

Unfinished/New Business

- 2025 Assessment Discussion Started
 - 2025 Budget to be presented for further discussion at next meeting
- CCR Committee Update
 - Stacy N - Asked for Board approval to have an attorney review our current CCRs to give us an idea of a cost to revamp them if we chose to. The initial review/feedback is free.
 - This is a huge undertaking and nothing will be changed/adjusted without following the current CCR Lot Owner voting criteria
 - At this point, it is a start to a conversation and are looking for Board Member feedback. Email was sent to ask - what you like/don't like/would like to review/change/update/etc
 - Board Members tasked with discussing with Lot Owners to get feedback
 - All Board Members Approved

- Nominating Committee Update
 - Stacy N
 - Copper Ridge Elementary School Library has been secured
 - 5:30pm - 8:00pm
 - Gives us ½ hr before meeting time for set up and counting the ballots that we have
 - Finalized dates for Nominees
 - Website will be updated with requirements and timeline
 - Finalized dates for Annual Meeting Timeline
 - Postcard Mailing may be needed for Nominees
 - Voted on up to \$1,000.00 for Postcard Mailing (if needed)
 - All Board Members Approved
- Road Committee Update
 - Michael W
 - Current projects are being completed and on schedule
 - All streets Grading (including side roads)
 - 2 full gradings are targeted before end of
 - One around holiday
 - No concrete dates set yet
 - Darlene
 - Had questions about ROC and insurance requirements for vendors
 - When we grade - what are the qualifications of the ROC
 - Michael W is going to call ROC to get confirmation of ROC requirements for Grading roads
 - Chris N
 - Is obtaining quotes for Grading
 - Chris N motioned for up to \$15k to approve bid for grading
 - Michael W, 2nd
 - All Board Members Approved
 - Reinforced Matt Bs idea of mapping the current roads and then prioritizing
 - All Board Members are going to send an email to Mike W with their priorities, he will then create a map with completed, in progress and priorities.
 - All will be within ½ mile segments
- Q&A from Lot Owners:
 - Chris N (as lot owner) gave us an update on the findings from the wash sediment.
 - Multiple Federal and State Agencies are involved
 - Testing the sediment is in process
 - Art C questioned continuous lots vs ballot vs dues
 - His question is unique to his properties and he will contact Lisa at Cadden to rectify the issue.
- Adjournment
 - Chris Naylor: Motion to adjourn
 - Michael W: Second
- Executive Meeting - None