

Entrada Board Meeting Minutes
December 13, 2023

Attendees

Art Castro, Brenda Visotski (½ meeting), Chris Naylor, Darlene Barry, Doug Lashley, Matt Bergstrom, Michael Woudenberg, Stacy Noble

Meeting called to order by Chris Naylor, 2nd by Darlene Barry

Matt Bergstrom: Matt gave an update on roads for T&A. Nothing had changed. Vendor confirmed that they'd be out next week.

Some vendor concerns that Matt brought up are: Vendor is not returning calls, requests for updates very timely, being short. We have been postponed a bit due to vendor mixing us in with other projects. We also have the holidays to consider (Thanksgiving, Christmas, New Year's). We discussed, as a Board, our responsibility with the Vendor's contract and setting completion dates. Also discussed Matt communicating with the vendor to ensure completion by/in January.

Board agreed that a Plan B would be asking King to run over the roads while we continue to search out a true road partner.

Darlene brought up potholes. Discussion was that we have to put those in our Plan B.

Possible Plan Bs are asphalt, chip seal, cold pack, and hot mix.

Board agreed to give the current vendor the time needed to test the ½ mile we agreed upon and clean up the rest of the roads as voted on. This also gives us time to firm up a Plan B. We also agreed that no unlicensed contractors will be entertained. Doug reiterated that there is a limit to what an unlicensed contractor can do before we run into a liability situation. Matt stated that we can only pay an unlicensed contractor \$999.99/yr before we create the liability situation.

Discussed working with Management Company to get a check cut for Jeff Davis. Check should be cut this week. Discussed future options for Jeff. Matt stated he felt he would help assist in an emergency situation. Doug asked for his phone number and he will follow up with him.

Chris confirmed that we are moving forward with T&A. We are just talking about backup plans.

Financial Report: Art stated that there is nothing there extraordinary we can dispense with reading it and I could just incorporate them when I see the minutes coming in for comments. Unless there's any questions.

Operating Assets:

Last Month Ending Balance	\$129,669.71
Income: Assessments, Interest, Prepaid	\$959.20
rebill/collection fees	\$0.00
Expenses: Administrative	\$5,321.40
Road Maintenance	\$19,475.00
rebill/collection fees	\$165.01
This Month Ending Balance	\$105,667.50
Reserve Assets:	
Last Month Ending Balance	\$20,030.76
Income: Interest	\$2.47
Expenses:	\$0.00
This Month Ending Balance	\$20,033.23
Delinquent Assessments:	\$45,527.54

Matt brought up some errors in the details of property owners. We discussed who will be responsible for double checking the Property Owner's list from the Management Company. We also discussed the route to take to obtain the property owner's information. This was left open.

Attorney's Collection List: Doug has spoken with the Attorney. There are only two people on the collections list. Some that owed dues have moved out of Entrada. There was no lien so we needed to write those off and move on. The challenge is enforcement. We have slated this conversation for after the first of the year. This gives us the needed time to shop Management Companies and Attorneys for future enforcement.

We are looking at ways to enforce dues payments in addition to a lien on the property. There are a few homeowners that have not paid in years and have no intentions of moving. If there is a way to enforce payment prior to selling the home, we want to entertain it. This would require a change to CC&Rs which involves a mailing for a vote from the whole community.

Property owner off of Wilmot: Matt will be contacting the property owner to determine the unwritten agreement from the previous Board for their contribution to the roads/POA dues. He will keep us updated as the findings of communication occur.

Brenda Visotski left the meeting.

Discussed properties on the other side of Kolb. They are not part of POA. They usually come in off of Petrified. They did sometimes donate to the POA. Matt recalls it not being a lot \$60-70.00 at best.

Michael brought up the legality of asking to collect outside our CC&Rs border. CC&Rs, The border is very clearly defined as the space between the outsides of Wilmot and Kolb and so at that point in time, that's all that was out here. The rest of it was like State trust land or whatever.

Fire Department update from Chris: he noticed that Green Valley has actually physically moved into Rural Metro station there. He said that the coverage map for Corona comes down to Kolb and then it dips in and out. So some people may be able to get a subscription and some people may not at this point. But I need to find out. Chris is going to continue to follow the Green Valley, Corona and Tucson Fire Departments because we are the Bermuda Triangle here. But Corona definitely has been the first to respond by far.

Dirt Piles in Washes. Chris stated that we allowed the dirt piles to be put in the wash. We need to flatten the dirt piles. Mike and Chris discussed prior to the meeting that we can't really put it in the middle because then you change a grade and everything. The new goal is to get it pushed off to the sides. We will then not be in violation.

Discussed options of how to get rid of excess dirt once T&A is completed. We will revisit after the vendor has completed the roads.

Website update: Stacy shared website update. Walked through the new site and additional options we will have and do have. We kept the last year of Meeting Notes and Financial Reports on the site. We added the link for meetings and made the site a bit more readable. The site is also mobile friendly. Pima County links and Vail School District links have been updated on the site. We also added a messaging box. Board unanimously voted to publish the new site.

Additional notes for the site include that we have the new site currently published on entradapoa.xyz and have entradapoa.info forwarding to the new site. We are still extracting financials and meeting notes from the old site. Once that has been completed we will remove the .xyz and have .info as the main domain name again. This should not affect the functionality of the site in any way.

Clarified proxy votes vs. abstaining and how they are currently working and how they should work in the future. Proxy if you can't make it to vote, Abstain if you are not voting on a subject. This was cleaned up by an updated voting structure.

Doug shared a new GSuite for Entrada Property Owners POA. It is a great tool to keep all previous Meeting Notes, Financials, Insurance Docs, Forms, etc. This platform is generic enough that it is easily transferable each year to new Boards.

It includes a common email: entradapropertyowners@gmail.com. Currently 2 Board Members have control and access the platform. This can be updated to have all members having access.

It allows for easy Meeting Minutes approvals and changes by board members prior to final approval.

GSuite has the ability for us to quickly vote via a link that allows for vote tracking and additional comments when voting. This is huge for attendance and tracking.

We are currently using the free version of GSuite. Paying for a license will give us additional upgrades allowing for more flexibility and tracking. Example: Transcripts of meetings, online meeting platform, etc. It is \$15.00/month. The Board unanimously voted to approve the licensed version of GSuite.

PO Box: PO box that Brenda had anybody here have keys to the PO box. Chis will handle this before the next meeting. We are trying to remove the PO Box as it is not needed.

Roads were mentioned again. Darlene brought up wash erosion. She is going to get some photos and we will discuss at the next meeting on the move forward. Art reiterated he sees some small issues on Wilmot. They are both going to get photos for further conversation. Art replaced the reflectors at the end of Mann Av that somebody knocked down going through the fence.

Trucks are ignoring signs that we are not a Mine Access Rd. There isn't much we can do about this, but keep the signs there and hope they read them. We have tried to contact Google Maps in the past and Darlene has made attempts to call the mine to have dispatch change the directions. All with no success.

Art brought up that we need to pay attention to people using the end of the roads as a dump. The mattress, and a few other items recently. We need to keep this cleaned up.

Matt followed up on a conversation from a month or so ago about hiring a landscape company to come out once a month to trim some bushes, do whatever we need to keep easements cleaned up. Chris is working to get quotes.

We are all looking forward to the reshaping that T&A is completing. Assuming it is done to specifications, we will move forward with reshaping the rest of the roads. This will allow for proper drainage.

Chris is confirming the Annual Meeting Room with the school.

Meeting adjourned.