

# Entrada POA Monthly Meeting, March 10, 2024

## Attendees

Adam Reece, Art Castro, Chris Durnan, Chris Naylor, Darlene Barry, Stacy Noble, Greg Chmelik, k s, Lisa Holden, Mary Clarke, Matt Bergstrom, Michael Woudenberg

## Call Meeting to Order

Chris Naylor, Stacy Noble 2nd

## Review and Approval of Minutes from 3/10/2024

- Approved March 10th Minutes with typo changes - that was our annual meeting
- Chris Durnan: Motion to fix the clerical errors. Michael Woudenberg: 2nd
  - Approval from all Board Members

## Approved March Financial Report

Michael Woudenberg:

- Last month ending balance: \$156,964 and some change
- \$8,700 in income from dues.
- Total expenses \$2,741.
- I believe that ends up being the carryover payments from last year's grading. Last month. I saw a reserve our last month, any balance was \$30, a little interest income. No big deal. Basically \$30,046 is our Reserve balance.
- We have a total 193,000 rounded up just for the sake of it.
- We have \$83,740 outstanding assessments.
  - Lisa's been great from Cadden Management in letting us get those (corrected addresses) or getting us a file will be scrubbing that with Matt and some of his feedback already making sure we get that good to go.
- Chris Durnan: Has check, she will be working with Michael to get it to Cadden.
- No need for Board Approval - it was an update

## Road Maintenance

Michael Woudenberg:

- Discussed proposals/bids for section of Mann, Filling in Potholes for all of Entrada and normal Road Maintenance/Grading
  - Matt and Michael walked the roads (Mann) and marked off that distance (for proposal) and marked roads in red. That's 2200 linear about 20 feet wide.
  - Detailed discussion of Asphalt, pothole filling, the base of the roads and our limited options with the funds that we do have.

- We've got a bid for a half a mile approximately 2200 linear feet on Mann to fix the gauntlet with a demonstration project of decomposed asphalt four inches on the edge six to the center compacted the design 95%
- We have another bid of 14k to fix the remainder of the potholes on all three roads.
- Voted on Bids
  - Chris Naylor: Propose that we vote on the half-mile repair (of Mann) for the 66k
  - Michael Woudenberg: I second.
    - Michael Woudenberg: Yes
    - Darlene: Yes
    - Chris Naylor: Yes
    - Chris Durnan: No
    - Matt Bergstrom: undecided
    - Adam Reece: No.
    - Stacy Noble: Yes
    - Art Castro: Resigned during meeting
    - Michael Pedraza: Not in Attendance
- Michael Woudenberg: Proposed that we accept the bid from Black and Yellow for the \$14k for the remainder of the pothole repair.
- Matt Bergstrom: the second
  - Chris Naylor: Yes
  - Chris Durnan: Yes
  - Darlene: Yes
  - Stacy Noble: Yes
  - Michael: Yes
  - Matt: Opted to not vote
  - Adam Reece: Dropped off call
  - Art Castro: Resigned during meeting
  - Michael Pedraza: Not in Attendance

#### **Entrada Property Owners:**

**Lot Owner Question:** Where's the plan to keep the potholes from coming back? The excessive speeding is causing all the potholes. I've been passed multiple times going down the road with someone doing 50 plus miles an hour on the road and that is perpetuating the money drain of fixing this road, if people would stick to 25 or less we would not have the issues on these roads that we currently have.

**Response:** We can't enforce a speed limit. We have no legal jurisdiction to enforce a speed limit.

- Chris Naylor: Motion to have access to \$12,000 to cover grading for 12 roads to be used by the next board meeting
- Chris Durnan: meeting I'll second it.

- All Board Members in attendance = Yes

## **Unfinished Business**

- No date conflicts for the next 3 Board Meetings
- Annual Meeting December
  - Chris Durnan: Motioned to have 2024 Annual Meeting in December.
  - Chris Naylor: Second.
    - All Board Members in attendance = Yes
- Committees Defined and Chairs Elected
  - Road Committee
    - Chair: Michael Woudenberg, Members Adam Reece and Chris Naylor
  - CCR Committee
    - Chair: Chris Durnan, Members Stacy Noble and Michael Woudenberg
  - Nominating Committee
    - Chair: Darlene Barry, Members Chris Durnan and Stacy Noble
- Fire Update
  - Chris Naylor: Green Valley which is going to become Santa Rita fire district and Corona day Tucson are in the process of hammering out. their territory lines right now when I spoke to Corona they Foresee 90% that their territory will be defined down or west to Wilmot. At that point, we will be able to do subscriptions for their fire service through them. Green Valley takes over one July officially. They're looking to have this hammered out by this first or second week of May and I'll be calling back the first week of May and before our next meeting and find out exactly what they came to conclusion or what they came to.
- Discussed how to submit Prepaid items to Cadden
- Meeting Rules Reviewed - No questions
- Q&A from Lot Owners:
  - Lot Owner Pointed out error on Website - we will correct
- Adjournment
  - Chris Naylor: Motion to adjourn
  - Chris Durnan: Second
- Executive Meeting
  - Collection Accounts
  - Lot Owner to Lot Owner Complaint Review