

Entrada POA Annual Meeting 3/13/2024

Attendees

Virtual: Christine Reece, Entrada Property Owners, Entrada Property Owners's Presentation, Greg Chmelik, Kristin Nielsen, Tricia Nelson

In Person: Chis Naylor, Stacy Noble, Darlene Barry, Matt Bergstrom, Michael Woudenberg, Mike Pedraza, Chris Durnan

Transcript

Entrada Property Owners: Chris Naylor Called meeting to order. Stacy Noble second it.

Michael Woudenberg confirmed a quorum - 100 ballots were received.

The annual assessment passed with 71 total votes.

The board of directors that was voted in was Stacy Noble, Art Castro, Michael Woudenberg, Chris Naylor Chris Durnan, Michael Pedraza, Adam Reece and Matt Bergstrom. (Darlene Barry was not mentioned, she is the 9th Member per the voting tally)

Michael Woudenberg reviewed last few months

- We got the roads graded in April
- Potholes repaired in April
- We did improve drainage on Mann throughout the summer. If you saw some that ditch work,
- Replaced the stop sign at Aurelia and Mann.
- We replaced the damage reflectors at the end of
- We did a second grading in September
- Ditching on Mann in July and September
- A second pothole repair and third grading in December
- Road rebuild - we did a bit of the road rebuild test and tried to do a little bit of crowning. So if you go down from the end of the chip seal to Camino Real you'll see it held up slightly better than some of the other dirt roads. That's what we got done in 2023.
- Our financials.
 - We were pretty financially Savvy last year in just kind of letting the dust settle on all the stuff that happened with the chip seal and everything else.
 - We made sure that we did the patching in the maintenance.
 - We carried forward over a hundred thousand dollars from last year into this year.
 - The reason that's important is when it comes to talking to contractors to even get their interest. We have talked to about half a dozen and they know who we are or they hear what the budget is and they're like you're talking. Yeah, I'm not even gonna look at that for 500,000 or less. So that's kind of what we're dealing with is trying to get a little bit of money.
- Next year:
 - We are talking to a contractor for an idea for how to build it back up, Some mill to bring it up with bringing material from the sides bringing the crown back up getting the ditches established. So it works and all that stuff. So it's not an insignificant lift to bring these

rows up to standard, especially when you start talking about trying to chase potholes on the road.

- So we want to establish a multi-year road plan. One of the things that Chris Durnan and Stacy Noble have mentioned there is the potential grant money for communities like ours. They will never entertain a Grant application. If you have no idea how you want to spend it over a period of time. So that's one of the big reasons is to understand the true cost because the plan is also going to tell you the cost that's gonna inform an assessment. Isn't this back to the community? Hey, we can bring the rows to this standard. It's going to cost this much right? But until we do that sort of an assessment. It's going to be hard to tell so we want to come up with a multi-year row plan that is financially savvy instead of just pouring our money into the dirt. We can actually improve the roads.
- Plan to solicit bids from chip seal repair landscaping and growing. If you look at that within the easement report to remove some of that organic material specifically Foresight. You can't two cars on Foresight without getting Arizona pinstriping, even Mann is encroaching quite a bit. So we're gonna have to push some of that back as a twofold and open up the space a little.

Question About Financials

Kristin Nielsen:

Q: On the financial side of things. I'm seeing that we're paying taxes for money with us being an Association. Shouldn't we be in the level of tax exempt getting some Financial Kickbacks on that level?.

R: So we don't pay taxes, but we still have to prepare tax forms.

Summary of details: EPO will ensure that we are Tax Exempt, Kristin had great comments about the status assisting us for future grants and financial assistance. Michael Woudenbergh added that it will be a great addition to the multi-year plan.

Additional Questions:

Kristin Nielsen:

Q: We have a meeting expenses budget of \$6,000 for 2024?

R: We have the budget last year was only \$300 and it was closer to \$6,000 for the school space for a full year. One of the things that we've done this year is we're shifting obviously to virtual. Virtual monthly meetings will remain. Then the \$6,000 will go away. It's gonna go down.

Lot Owner Attendee:

Q: What if we can't get online, we don't have internet?

R: Please work with a neighbor to attend. The members attend every monthly meeting but what we discussed and voted on last year was to cut the expense and go virtual. It does follow the State Guidelines since COVID. In addition, our attendance has increased since the virtual meetings have become an option.

Kristin Nielsen:

Q: Are we going to do anything about Cadden?

R: Lori is our new contact and since she's taken over the last month we have had zero issues as far as communication back and forth. That's huge. Our agenda for this year is to research and interview other management companies to see what will take us.

Summary of details: Cadden was only paid to review the financial statements in 2023. They were not paid to be a part or know about our Bylaws and CCRs. This year Cadden's contract includes assistance with Bylaws and CCRs.

2 Major goals for the Board this year is Roads and reviewing ByLaws and CCRs.

Lot Owner Attendee:

Q: How are our payments being handled? There have been some payments that they have not been able to track.

A: That falls under the administrative part above. We will follow up with Cadden to determine the next steps.

Kristin Nielsen:

Q: Admin expense questions, including the \$400.00 for postage.

R: The ballots had to be mailed twice because we just call them blue - that budget cost \$1,400 dollars to mail the ballot and \$1,400 dollars to mail the ball a second time because not enough people returned them the first time. So that's an under assessment for the annual package mailing.

Summary of details: Suggestion that next year we don't put a return postage stamp on the envelopes. That will be discussed by the next board, but the prepaid postage is important to meet quorum. Talked about the budget accuracy and the moving parts. It is as accurate as possible based on history and the recent additional ballot process.

Lot Owner Attendee:

Q: Can we ask homeowners to remove the mailboxes at the end of the streets/Sahuarita?

R: The mailboxes cannot be moved because Lot Owners have the option to use their own mailbox or a box within a cluster. The only time that they will be moved is/when Sahuarita Rd improvements are made and it becomes mandatory by the County/State. If you do not have access to a cluster box on your road there may be additional availability on one of the other main roads. We also have room to add an additional cluster box if needed.

No Additional Questions

Chris Naylor closed meeting, Stacy Noble 2nd

Meeting Closed