

# Entrada POA Meeting Notes 6/12/2024

## Attendees

Chris Durnan, Chris Naylor, Adam Reece, Darlene Barry, Greg Chmelik, Matt Bergstrom, Mike Pedraza, Stacy Noble, Greg Chmelik

## Call Meeting to Order

Call to Order: Chris Naylor

Stacy Noble: 2nd

## Review and Approval of Minutes from May

All in attendance approved

## Approved March Financial Report

Michael W

- Address change update
  - Michael W is working with Cadden to get Lot Owner contact information and mailing addresses to be 100% accurate.
- Past Due Payment Reminders
  - Being sent
  - \$72k in delinquency
    - Includes 2020 through current
    - Michael W confirming 2024 is included in this amount
- Financial Report
  - Last month ending balance: \$94,144.69
  - \$3,071.15: Income
  - 255.00: Collections
  - Total expenses \$1,303.26
  - Ending Balance: \$96,167.58
  - Reserves: \$30,057.25
  - Scrolled through report online
    - No Questions
    - No vote needed, it's just an update

## Unfinished Business

- Reviewed upcoming July, Aug, Sept meeting dates for conflicts
  - No conflicts
- December 11th will be Annual Meeting
  - Nominating Committee will work dates backwards and present at future meeting
  - Chris Naylor motion to approve
  - Michael W: 2nd
  - All in attendance voted Yes
- Videos will not be posted of the monthly meeting.

- Fire Update
  - Chris Naylor - Corona De Tucson will cover down to Wilmot. Green Valley will be 2nd on scene. Subscription mailings will be sent out soon. They will respond even if you do not have a subscription. The difference is with a subscription you will not have to pay, without a subscription you will have to pay for the service.
- CCR Committee Update
  - Stacy Noble - We are working on a questionnaire for Lot Owners. Considering mass mailing or email for those who are willing to complete a questionnaire.
- Nominating Committee Update
  - Darlene Barry - No update
- Road Committee Update
  - Michael W
    - Reconstitution on Mann completed
    - George - Advanced Excavating will be doing touch up on grading
    - Kolb/Wilmot - potholes are fixed
    - Challenge on scraping roads is that we have been denied by about a dozen contractors.
      - Matt B - asked for list of Contractors
        - Michael W will provide
    - Kolb/Wilmot - \$31k for ½ mile
      - Lessen the degree of slope and harvest material from side which will be used to raise the driving surface. Then recut deeper drainage ditches.
      - Debated this in detail
    - Crossroads - still looking for a contractor
    - Nothing above was voted on
  - Chris Naylor is working on getting some bids also - they are not working out
    - Chris Naylor motion to approve \$15k carryover
    - Stacy Noble: 2nd
    - All in attendance voted: Yes
- Stop Sign
  - Street signs in
  - Waiting on Poles
- Q&A from Lot Owners:
  - None
- Adjournment
  - Chris Naylor: Motion to adjourn
  - Adam Reece: Second
- Executive Meeting
  - Collection Accounts
  - Lot Owner to Lot Owner Complaint Review