

June 2023 Meeting Notes

Meeting called to order at 6:00 pm by President Brenda Van Cleve, seconded by Darlene Barry

Present – Pres. Brenda Van Cleve, Art Castro, Darlene Barry and Doug Lashley

Absent – VP Chris Naylor, Matt Bergstrom, Brenda Visotski and Mike Woudenberg.

Financial Report –

Operating Assets:

Last Month Ending Balance – \$125,320.90

Total Income – \$8,245.13

Income from rebill/collection fees – \$45.00

Expenses:

Administrative – \$578.43

Road Maintenance – \$6,100.00

Rebill/collection fees – \$60.00

This Month Ending Balance – \$126,872.60

Reserve Assets:

Last Month Ending Balance – \$20,015.62

Total Income – \$2.55

Expenses – \$0.00

This Month Ending Balance – \$20,018.17

Delinquent Assessments – \$61,573.39

Brenda Van Cleve had brought to the table an amendment to the CC&R's titled "Collection Policy". 142 homeowners are past due. stated Brenda that Entrada's attorney had seen and approved the document. Cadden is working with us to write up the Amendment and will likely be voted on next month. Art Castro noted that the document was not an amendment and contained errors.

Art and Mike met with a homeowner to talk about grading 3 washes on Mann Ave, excavating bar ditches along the chip seal also on Mann Ave and grading the dirt roads of Entrada. Art reported on the costs submitted by the homeowner for the work: Grading 2 ditches at \$250 each, not comfortable grading the 3rd ditch because of chip seal in the ditch and it needs material; Providing a cost for bar ditches along the chip seal is pending until he can procure the right equipment for that type of work and that will not harm the chipseal; Grading the dirt roads at \$8,800.00 each time and an additional \$1,600.00 to excavate a bar ditch on Mann Ave where there is no chip seal.

We will need to discuss this further with him and get a more solid quote for the jobs needed to be done.

Darlene brought to the table a quote for putting down material on the roads thru Tucson Asphalt. This material will pack like concrete and yield hardly no dust for a 1/2 mile. If we wanted to come back over it someday and chipseal or pave the road, they take the top crust off and pave or chip seal the road. No maintenance on this road unless someone tears it up. Tucson Asphalt said it would last up to 10 years and hold up well with our deliver trucks, garbage trucks, and personal vehicles.

Darlene is also waiting on a bid from a concrete/asphalt cutting company to give us a bid on doing all the washes that need to be cleaned up. This will be cutting the chipseal out and hauling it away.

MEETING DAY CHANGED FOR JULY TUESDAY, JULY 11, 2023

Meeting adjourned at 7:30, seconded by Darlene Barry.