

## September 2023 Meeting Notes

6:09 PM Meeting called to order by acting President Chris Naylor, seconded by Darlene Barry  
Present- Chris Naylor, Doug Lashley, Darlene Barry, Matt Bergstrom, Mike Woudenberg,  
Brenda Visotski, Absent- Art Castro The board acknowledges the resignation of Brenda Van  
Cleve and thanks her for her service to Entrada POA Financial report-Operating Assets:

Last Month Ending Balance \$123,310.70

Total Income \$2,896.67

Income rebill/collections fees \$55.00

Expenses:

Administrative \$638.86

Road Maintenance \$1,500.00

rebill/collections fees \$15.00

This Month Ending Balance \$124,109.51

Reserve Assets:

Last Month Ending Balance \$20,023.19

Total Income \$2.55

Expenses \$0.00

This Month Ending Balance \$20,025.74 Delinquent Assessments \$52,318.91

Road Report- Matt Bergstrom announced that John King Excavating will be here this weekend  
Sept 16 & 17 to grade the roads. (NOTE: after the meeting it was announced that he will be  
here next weekend- Sept 23&24) He will use a water truck if he thinks it is necessary. The cost  
is \$3,500 without a water truck or an additional \$3000 if a water truck is used. Mike Woudenberg  
reported that he has contacted 3 civil engineers concerning what can be done to our roads  
given the budget that is available. He will contact Maxwell Engineering to get a definite cost.

They also recommended a Geotechnical analysis. It was reported that the millings stored at the end of Wilmot can be used as a base. Marr Bergstrom suggested getting a bid from an asphalt company to repair the area of Mann called "the gauntlet." This would cover approximately 1/2 mile with 2 in of asphalt. Proposal was made and seconded that e-mail votes be allowed to speed up work being done so that we don't have to wait a month for the next meeting, and that all votes made by e-mail would be added to the minutes of the next meeting.

All present voted yes.

Another proposal was made to change our meetings to a Zoom type meeting. Doug Lashley stated that he would set up the necessary internet program and would moderate the meeting. The information for connecting to the meeting would be posted on the web page. All participants would be muted unless they raise their hand and are unmuted to speak.

This was agreed on by all present.

Late fees- the amendment to enforce that residents that are late with their dues was discussed. It was agreed on that it should be voted on by the membership and not just the board. CC&R's: The question was brought up about what we do to offenders of the CC&R's? It was reported that the lawyer is contacted and that he notifies the resident of the offence. There are no clear instructions about what is done afterward. There are no specific fines or penalties.

A suggestion was made that the CC&R's be amended to only cover those items that relate to road maintenance. It was noted that Pima County regulations cover almost everything in the CC&R's through Rural Homestead Regulations. Mike Woudenberg as volunteered to ask out attorney about this possibility.

This would have to be voted on by all members of Entrada POA at the general meeting in December.

Reinstatement of Stacy Noble- the board voted to reinstate Stacy Noble to the board as she has been cleared medically to resume normal activity.

7:20 Meeting adjourned. Brenda Visotski, Secretary