

Entrada POA

Meeting Notes

08/13/2025

1. Call to Order & Recording Discussion

- Clarification: Regular meetings are recorded but not published; executive sessions are not recorded.
- Debate on whether to continue recordings due to potential public access requirements under changing laws.
- Decision: Table for next meeting; board member will prepare a pros/cons list for discussion.

2. Approval of Minutes

- Prior month's minutes were reviewed and approved.
- Matt abstained since he was absent at the prior meeting.

3. Financial Update

- Financial statements were not available at this meeting.
- Accounts over \$1,400 past due: final notices issued; some accounts sent to collections.
- Collections update:
 - 11 accounts (\$1,100–\$1,600 each, some nearly 5 years past due) sent to attorney.
 - Next round scheduled for October 1 (all accounts overdue by that date to be referred).
 - Discussions on certified letters, red paper inserts in annual mailers, and attorney handling for stronger enforcement.

4. Road Maintenance

- Roads graded once so far in 2025; budget was for three.
- Plan: Next grading in late September (to avoid monsoon washouts).
- Roads holding up better than expected but washboarding persists.
- Future planning:
 - Consider additional chip seal layers to protect existing work (approx. every 5 years).

- Long-term balance between maintaining current roads vs. expanding chip seal.
- Pothole issues noted (especially on Kolb); some residents interfering by filling with dirt before contractors arrive.

5. CCR (Covenants, Conditions & Restrictions) Committee

- Ongoing debate on board authority to “tighten” language without full community vote.
- Attorney advised minor clarifications are possible with board approval; broader changes require community vote.
- Plan: Present attorney’s recommendations in a clear summary at next meeting.

6. Annual Meeting & Nominations

- Annual meeting tentatively set for December 10, 2025, at the school (pending confirmation).
- Nominations open August 30.
- Communications: Updating website, Facebook, and email templates; emphasis on importance of voting to avoid past quorum issues.

7. New Business

- Stop sign: One knocked down on west side of Mann & Del Toro; board members volunteered to reinstall.
- Electronic gate request: Neighbor inquiry about gating a private road. Board consensus: POA has no jurisdiction, but county/emergency access rules would apply.
- Well/property concerns: Board agreed issues fall under Pima County, not POA enforcement.

8. Executive Session

- Planned to follow main meeting for specific account/collection matters.

Adjournment: Meeting closed and moved into executive session.