

Entrada Property Owners Association Meeting Notes

April 9, 2025

Attendees:

Bryan S., Chris Naylor, Greg Chmelik, L. Holden, Michael Juarez, Michael Woudenberg, Steven Schroeder, and Stacy Noble

1. Call to Order & Quorum

- Meeting called to order by Chris Naylor.
- Quorum met with five of eight board members present.

2. Approval of Minutes

- March 2025 meeting minutes were motioned and approved.

3. Financial Report

- Michael Woudenberg presented the financials:
 - Beginning balance: \$86,740
 - \$50,000 in cash assets and \$40,000 in reserves
 - Expected end-of-month balance: ~\$55,000
 - Delinquent assessments total: **\$102,466.27**
 - Average delinquency calculated as approximately 291 members (based on annual dues)

4. Collections & Administrative Concerns

- Discussion on outstanding dues and collection strategy.
- Emphasis on distinguishing between quarterly payers and delinquent accounts.
- Proposal to enforce clearer quarterly payment rules per CCRs: \$87.50 due on April 1, July 1, October 1.
- Agreement to review and finalize mailing and scrub lists in a separate follow-up meeting with Lisa, Stacy, and Chris.

5. Mailing Discrepancies

- Concerns raised about mailings being returned or undelivered.
- Discrepancies noted between Lisa's data and Caden's reports.
- Suspected issue with the mailing company or system mismatch.

- Recommendation: Subcommittee to investigate and resolve data synchronization.

6. Rebuild Fees

- Ongoing confusion over “rebuild” fees.
- Several members raised concerns about fees from prior board actions.
- Acknowledgement that fees must be tracked, costs justified, and clearer communication provided.

7. Infrastructure & Utilities

- Updates provided on Cox utility work, easements, and utility line concerns.
- Contact provided for Dan Nef, project manager, to coordinate utility access and prevent accidental damage.

8. Road Maintenance

- Road sealing issues discussed including damage from residents and utility vehicles.
- Bin block solutions on washes commended for cost-effectiveness.
- Sealight bid for pothole repair presented: \$10,000 for all three main roads.
 - Vote was taken, all in attendance voted Yes.

9. CCR Document Requests

- Realtors seeking free document access noted as an ongoing issue.
- Members reminded that document requests go through proper channels with associated fees.

10. New Business & Concerns

- Discussion on whether associations like Needle Bush are exempt from fees.
- Further clarity required on handling sub-association dues.