

Entrada Property Owners Association

Annual Board Meeting Minutes

Date: 12/11/2024

Attendees: Stacy N, Chris N, Matt B, Chris D, Michael W and multiple Lot Owners in attendance in person and online

1. Quorum and Voting Results

- Quorum was achieved for the meeting.
- 2025 annual assessment passed at \$350.
- Current board members reelected: Stacy N, Chris N, Matt B, Chris D, Michael W
- Write-in candidates elected:
 - Mark M (invited, pending acceptance)
 - Steven S (invited, pending acceptance)
 - Katherine B (invited, pending acceptance)
 - Michael J (invited, pending acceptance)
- Potential expansion to nine members if write-in candidates accept.
 - If any write-ins decline, new candidates may express interest at the January 2025 meeting.

2. Treasurer's Financial Update:

- Dues collected: \$115,500
- Total expenses: \$188,918
- Carried forward balance: \$28,700

3. 2024 Achievements

- **Pothole Repair at El Toro:**
 - Completed in June but requires regrading and chip seal due to wear.
- **Millings and Chip Seal Strategy:**
 - Proof of concept completed with millings, base holding well.
- **Kolb Road Reconstruction:**
 - Realignment and repairs partially completed.
- **Recent Roadwork:**
 - Man Road: Reconstitution work completed from the end of the chip seal.
 - Wilmot Road: Grading completed in August and October.
 - Kolb Wash Fix: 100 linear feet of bin blocks installed to prevent flooding.

4. 2025 Road Challenges and Priorities

- Vegetation encroachment needs addressing.
- Focus on "Gauntlet" section for chip seal maintenance.

- Continued road reconstitution and wash maintenance.
- Goal: Develop a multi-year road plan and solicit bids.
- Contractor challenges due to budget limitations.
 - Prioritize sealing "The Gauntlet" and wash repairs.
 - Ongoing dirt road maintenance and pothole repairs.

5. Lot Owner Comments

- Discussion of cold patch solutions for potholes.
- Consideration of automatic withdrawals for annual dues.
- Clarification of HOA fees and parcel splitting for multiple lots.
- Clarification of when EPOA Annual dues are to be paid and options

6. Communication with the Board & Management Company

- Introduction of Lisa from Cadden
- Introduction of Concern Form
- Reminder for residents to update contact information (if needed) - forms provided.

7. Fire Department Services

- Discussion on Corona Fire services for the community.
 - Link is on website
- Homeowners advised to check insurance coverage due to recent brush fire risk classification.

8. Closing Remarks

- No additional questions or concerns.
- Motion to adjourn the meeting was made and approved.

Meeting adjourned