

ENTRADA PROPERTY OWNERS ASSOCIATION

Monthly Meeting Minutes

Date: April 8, 2026

Time: 6:00 PM MST

Location: Virtual Meeting

Attendees:

Chris Naylor, Darlene, Entrada Property Owners/Stacy Noble, Matt B., Steven Schroeder, Tricia Hall, William Hall

I. Call Meeting to Order

The meeting was called to order by Chris Naylor at approximately 6:00 PM MST.

A quorum was confirmed.

II. Review and Approval of Minutes

- There was no meeting held in March for the February 2026 meeting period.
- Stacy advised that she had checked Google for the February transcript but did not locate it.
- Stacy will follow up with Chris Durnan to determine whether the February transcript is available so minutes can be completed.
- The Association website has been updated with January information, as well as February and March financials.

III. Financial Report

- Financials were reviewed at a high level during the meeting.
- The operating account ending balance was reported as \$88,556.87.
- Reserve funds were reported at approximately \$35,000.
- Delinquent assessments were discussed and noted as having decreased significantly since the prior review.
- Additional delinquency discussion was deferred to the executive session.
- No questions were raised regarding the financial report during the open meeting.

IV. Unfinished Business

Upcoming Meeting Dates

- Meeting dates discussed included May 13, June 10, July 8, and August 12.
 - The November meeting date was updated from November 11 to November 4 due to Veterans Day, consistent with prior board action.

The CC&R committee update was moved to July.

Nominating Committee / Annual Meeting

- Planning for the nominating committee and annual meeting process will begin in May.
- Homeowners interested in serving on or assisting with the nominating committee are encouraged to volunteer.
- The Board discussed the need to work backward from required mailing deadlines to ensure the annual meeting process is completed on time.
- Members were encouraged to speak with neighbors and promote ballot participation later in the year so quorum can be reached.

V. Road Maintenance

Road Grading

- Current road grading is up to date.
- The next grading is expected to occur in June, prior to monsoon season.
- A third grading is anticipated in late September, after monsoon season.
- It was confirmed that grading includes the crossroads in addition to the main roads.

Chip Seal / Road Repair

- The Board discussed a proposed chip seal project for the first approximately half-mile section near the mailboxes, ending near the first large wash area.
 - This section was identified as heavily used, including by traffic from the neighboring area east of Entrada, and is showing deterioration.
 - Chris Naylor stated that completing the repair now may help avoid a significantly more expensive repair later.
- Chris Naylor made a motion to approve spending up to \$35,000 for chip seal and necessary preparation work on the first approximately half-mile section.
 - Stacy seconded the motion and voted yes.
 - Steven Schroeder voted yes.
 - Chris Naylor confirmed his yes vote.
 - Matt B. was present intermittently but was unable to vote.
 - The motion passed by the voting board members in attendance.

Additional Road Discussion

- Mike is continuing to look into bids for possible future road reconstitution work, including bringing material from easements back onto road surfaces where appropriate.
- A missing sign was discussed. Darlene will email the location information to the Entrada email address so it can be tracked.
- Wilmot was discussed and no immediate concerns were noted at the time of the meeting.
- There was discussion regarding potholes returning after rain and the need for continued monitoring.
- A question was raised regarding the cost of the chip seal project. It was clarified that the \$35,000 figure was an “up to” amount and included expected preparation work.
- Chris Naylor noted interest in exploring a longer-term plan with the current road contractor due to prior responsiveness and quality of work.

VI. Concerns and Questions from Membership in Attendance

Account Charge Concern

- \$15 charge was re-discussed.

Speeding, Dust, and Safety

- Lot owner raised concerns regarding speeding on community roads, including safety risks to pedestrians, children, animals, and residents.
 - Discussion was had about awareness, reporting and enforcement

VII. Next Meeting – Adjournment

- The next scheduled meeting is May 13, 2026.
- A motion to adjourn was made by Chris Naylor.
- The motion was seconded by Stacy.
- The meeting adjourned at approximately 7:14 PM MST