

SRSSOA Board Meeting Agenda
March 9, 2022
Location: Sunset Grill
DRAFT

Attendees: Donnell Bell, Glen Benefield, Cathy Short, and Adolf Zubia

SRSSOA President Adolf Zubia opened the meeting at 11:08, by first determining the board had a quorum.

Approval of General Board Meeting Minutes: After a review of the November 11, 2021 minutes, Treasurer Cathy Short moved to approve and Vice President Glen Benefield seconded. With all members voting aye, the motion carried; the November 11, 2021 General Board Meeting minutes were approved:

Reports from Board Members:

Vice President and Design Review/Landscaping Chair Glen Benefield had no report.

Secretary Donnell Bell had no report.

Treasurer Report: Cathy Short discussed Charlene Leon of Ebbs, Roberts, Head and Daw, Inc. and her monthly submission of bills and SRSSOA financial reports. She then moved we accept the treasurer report. Glen Benefield seconded. With all members voting aye, the motion carried.

Old Business:

2022 SRSSOA Budget: With this meeting the first in-person meeting since the Governor and the State of New Mexico dropped the mask mandate, the board met to formally accept the ballots for the approval of the 2022 budget. With 283 SRSSOA homeowners approving, 8 disapproving, and 13 no votes, Donnell Bell moved that the 2022 budget be approved, Cathy Short seconded. With all members voting eye, motion carried.

No parking signs on Sedona Hills Parkway mailbox area and No Exit Sign on mailbox area on Golf Club Road. In fall of 2021, the board approved no parking signs in the mailbox area on Sedona Hills Parkway. It is working well. However, the "No Exit" sign on Golf Club has led to confusion and complaints.

After a board member observed how the residents were using the entrance/exit, the decision was made to hold off any action on potentially removing the exit and entrance signs.

Adolf Zubia made a motion to remove entry sign, take down the exit sign on the golf cart path, and have Extreme Landscaping store. Glen Benefield second the motion. With all members voting aye, the motion carried. **This action was delayed after further study by the board.**

Action Item: NO action at this time.

Attorney for the HOA: In recent months, the board has discussed hiring or having an HOA attorney on retainer. Adolf Zubia contacted one but he has failed to call back. After some discussion the board tabled hiring or retaining an attorney unless the need arises.

Current Covenant Policies: The covenants as written are open to interpretation of every existing board. Adolf Zubia recommended the board draft policies on the following issues:

Paint Color.

Satellite Dishes:

Political Signs:

After some discussion, the board tabled drafting policies on covenant clarification at this time.

New Business:

Potential Addition to the SRSSOA Board: At the November 11 2022 general meeting, Mr. Ray Pavia expressed interest in volunteering. The board is interested in his candidacy, but he couldn't attend today's meeting. Efforts will be made to meet Ray in the future prior to the board taking action.

Landscaping Contract and Bids: Extreme Landscaping's three-year contract is up this year, and a final action must be taken no later than our November annual meeting. Board will draft, send out and review and evaluate Request for Proposals (RFP's) for landscape services going forward.

Tree Replacements and/or substitutes: Discussion took place regarding replacing trees that appear to be dead using the insurance money that was sent when they were damaged during last summer's storm. Decision to ask for our landscaper's advice on whether they should be trimmed back or replaced and if tree(s) are determined dead to get suggestion on what would best thrive in its place.

Action Item: Glen Benefield will talk to Extreme Landscaping about trees and possible replacement.

Noncompliant AC residences:

An original letter requesting compliance was sent November of 2021, asking for a response from noncompliant homeowners by December 15, 2021. One resident responded but five remain out of compliance.

The following homes are out of compliance as far as their visible/exposed air conditioning units.

1846 Coyote Ridge (Home owner indicated they would comply in Spring of 2022)

1118 Golf Club Road

1141 Cave Springs

1191 Warm Springs

1195 Warm Springs

SRSOA Board discussed next steps which may include a letter for the record being placed in Dona Ana County files.

Other issue:

Asphalt shingles are not allowed in the SRSSOA.

1912 Lone tree remains out of compliance and has passed **HIS stated** deadline in which homeowner said he would tile his roof. He has done the other things required to bring his property into compliance.

Next Board Meeting: No future board meeting was set during the March 9, 2022 meeting.

The meeting was adjourned.

Respectfully submitted,

Donnell Bell
SRSSOA secretary