Sonoma Ranch South Homeowners Association

**Approved** Board Meeting Minutes

August 16, 2023

<https://www.SRSSOA.com>

Present: Donnell Bell, Glen Benefield, Larry Minich, Cathy Short, Robert Talbot, and Adolf Zubia

With all members present, President Adolf Zubia opened the meeting stating the board had a quorum.

**Secretary Minutes:** The secretary minutes of July 29, 2023 were approved after an accepted change. Treasurer Cathy Short made the motion, Vice President Glen Benefield second. The motion carried without nays or abstentions.

**President’s Report:** Adolf brought up discussion regarding the Golf Club mail facility and the recent break-in. The board had discussed placing security cameras in the area, however, WIFI is required to do so, which would be cost prohibitive.

The board then discussed battery-operated motion lights, which can be purchased for around $17.50. The area is already lit but it is our hope that motion lights will further discourage intruders.

Adolf Zubia further mentioned the motion lights will be added only to the Golf Club mail facility because there are no HOA residents close by who can directly observe the facility. HOA residents who use the Sedona Hills/Sonora Springs mailboxes have security cameras that reach this facility and have visibility as well.

**Treasurer’s Report:** No report.

**Secretary’s Report**: No report.

**OLD BUSINESS:**

**Website:** The board continues to be pleased with SpyderWeb Dev LLC and its maintenance and redesign of the SRSSOA.com website. Adolf Zubia mentioned that since the incorporation of the newly redesigned website there have several additional hits. Donnell Bell encouraged the SRSSOA.com link to be posted on all correspondence; Cathy Short added to this suggestion, saying that instead of placing the link at the bottom of the posted minutes, place the link in the minutes’ heading.

**Trash and Recycling Bins:**

Recently, the board elected to place flyers on trash/recycle bins left out long after trash pickup. Discussion arose that perhaps this was the board’s heavy-handedness. Glen Benefield countered saying it was neighbors’ complaints that led to the board taking action on this matter.

One disabled HOA resident cannot physically accommodate the board’s request to store her bins. A motion was made to allow her current storage practice to continue in this particular instance. Cathy Short seconded the motion. The motion carried without nays or abstentions.

**Landscaping:**

Glen Benefield reported that Xtreme Landscaping has completed all major changes on Sonoma and Golf Club. The big storm tore down twelve trees and several shrubs. The shrubs (not the trees) have been replaced.

A resident from the Boulders complained that Xtreme trimmed an area outside of the Boulders’ gates and that the cutting was unsightly. Glen contacted Jeff at Xtreme who clarified that the Boulders have their own landscaping company, and it was they who trimmed this area.

**Action Item:** Glen Benefield will contact the Boulder president to let them know it was their landscaping company, not Xtreme.

**NEW BUSINESS:**

**Insurance Policy Renewal:** Board Member at Large Robert Talbot has been reviewing the Pat Cambell/Higginbotham Insurance Policy currently up for renewal. He noted several areas in the package that should be addressed as they are either wrong or obsolete and advised the board of these issues. Robert recommended that we pay the premium to avoid cancellation but said he will continue to address these issues for correction, apprising the board while working with Charlene of Ebbs, Roberts, Head, and Daw, Inc. for historical accuracy.

Robert further recommended that in addition to the board’s officers’ liability policy that it consider an umbrella policy to protect itself and the residents of Sonoma Ranch South Homeowners Association.

Cathy Short made a motion for Robert to continue his insurance review and further to get umbrella quotes regarding the HOA’s insurance policies. Robert seconded. The motion carried without nays or abstentions.

**Annual Meeting:**

The annual meeting of Sonoma Ranch South Homeowners Association will be held November 2, 2023, once again at Temple-Beth el.

**Action Item:** Glen Benefield to talk with Charlene to ensure payment is sent to reserve this facility.

**Board Position and Potential Candidate:**

The board voted to welcome new member Larry Minich to Sonoma Ranch South Board who also indicated he may have a potential candidate for consideration. Glen Benefield made the motion to accept Larry Minich to SRSSOA Board of Directors, Adolf Zubia seconded. The motion carried without nays or abstentions.

**Adjournment:**

Robert Talbot made a motion to adjourn the August 16, 2023 meeting. Adolf seconded. The motion carried without nays or abstentions.

Respectfully submitted,

Donnell Bell

Sonoma Ranch South HOA Secretary

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