

Sonoma Ranch South South Subdivision Owners Association
Homeowners Minutes (Draft)
[Sonoma Ranch South Subdivision Owners Association \(srssoa.com\)](http://srssoa.com)
January 31, 2024

In attendance: Donnell Bell, Glen Benefield, Larry Minich, Adolf Zubia

Not present: Pam Howard

Meeting Called to Order: The first meeting of 2024 was held at Sunset Grill on January 31, 2024. President Adolf Zubia opened the meeting by first determining the board had a quorum.

Approval of Minutes: Minutes for both the October 13 and Nov 2 (Annual Board Meeting) were reviewed. Adolf Zubia asked for comments. With no comments, Cathy Short made a motion to approve both sets of minutes. Donnell Bell seconded. With no nays or abstentions, the motion carried.

President's Report:

Old Business:

Mailbox Security: Discussion centered around ongoing plans for adding sensors and added security for the Golf Club mail boxes. Comment that the boxes themselves are well lit. However, adding sensor-activated powered lights may help deter would-be thieves.

Adolf Zubia called for a motion. Glen Benefield moved to check into the cost of electrical wiring for sensor activated powered lights. Cathy Short seconded. With no nays or abstentions, the motion carried.

Restriping the Mailbox areas: Adolf asked if the HOA should restripe the pavement leading to the mailboxes, and if so, do we do the entire area. Comments included if we restripe part of the pavement, we should pave the whole area for aesthetics.

Adolf asked for a motion to check into the cost for restriping/paving. Glen Benefield made the motion. Cathy Short seconded. With no nays or abstentions, the motion carried.

Sonoma Ranch South Signage: The HOA has been paying for insurance on the signs leading into Sonoma Ranch South. (Roadrunner and Golf Club and Sonoma Ranch and Golf Club) Decision was made to remove the signs on Sonoma Ranch Blvd and Golf Club and cancel insurance.

Vice President's Report:

Palo Verde. There has been discussion about what to do about the Palos Verde trees at the corner of Roadrunner and Golf Club. Glen Benefield advised the trees belong to the City and not the HOA.

Additional vegetation in landscape area. There are no plans to plant new vegetation at this time.

Regarding the oak in the median on Golf Club, Larry Minich said this tree is unsightly and should be cut back so it doesn't interfere with the sign at Roadrunner and Golf Club.

Action Item: Glen Benefield to contact X-treme regarding cutting back the oak tree in the median on Golf Club.

Upgrade and recondition landscape area at Mission, entrance to HOA subdivision. The water valve in this area is in need of repair. Glen to contact Xtreme Landscaping to see if there's anything they can do.

Cul-de-sac on Saddlerock and Driftwood Circle: Cathy Short presented a picture of a sizable pothole that has been collecting water during storms. The residents in the area want it fixed and she wanted to know whether there's anything the HOA can do. Adolf Zubia said this is a City issue, however the HOA board will support residents petitioning the city to rectify the drainage problem.

New Business:

After the annual meeting in November, it was determined that we had actually met the quorum.

Discussion whether two ex-officio (not voting) members (Boulder sitting presidents) should remain as part of the Sonoma Ranch South board. Glen Benefield mentioned that despite invitations to attend the SRSSOA board meetings in the past, there has been no response/participation from either board officer, even though Boulder residents pay dues to Sonoma Ranch South, in addition to their own dues in the Boulder subdivisions.

Glen Benefield offered to reach out again and invite the Boulder presidents to the next board meeting before any decision is made to potentially remove them from the SRSSOA board.

Board Member Elections and Appointments:

The 2024 slate of officer/appointees is as follows: The terms listed below do not take into account previous board positions or previous years served.

President: Adolf Zubia – 2024 (one year term)

Vice President: Larry Minich – 2024 (eligible for a three-year term, expires 2026)

Secretary: Donnell Bell Three Year Term, expires 2025.

Treasurer: Cathy Three-year Term, expires 2024

Board Member Pam Howard Appointed for one year term (Eligible for three-year term).

Board Member Glen Benefield (Leaves VP position but will remain head of landscaping committee)

Motion to Adjourn:

Donnell Bell made the motion to adjourn. Cathy Short seconded. Without any nays or abstentions, the motion carried.

Respectfully submitted,

Donnell Bell

SRSSOA Secretary

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