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SONOMA RANCH SOUTH BOARD MINUTES

OCTOBER 13, 2023

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Board Members In attendance: Donnell Bell, Glen Benefield, Larry Minich, Cathy Short, Robert Talbot and Adolf Zubia

Sonoma Ranch South resident in attendance: Pam Howard-Roewe

ROLL CALL: The board met at Sunset Grill at 1:30 p.m. President Adolf Zubia brought the meeting to order then stated we had a quorum present to conduct business.

SECRETARY MINUTES: Adolf asked if there was any discussion or corrections to the August 16, 2023 minutes. With no objections, he asked for a vote to approve the minutes. Glen Benefield made a motion to approve. Cathy Short seconded. With no nays or abstentions, the motion carried and August 16, 2023 minutes were approved.

PRESIDENT'S REPORT: Adolf Zubia had no report.

VICE PRESIDENT: Glen Benefield no report.

TREASURER: Cathy Short provided a brief explanation of approving the bills that Charlene Leon submits every month.

SECRETARY: In preparation of the General Meeting on November 2nd, Adolf asked the secretary to contact Jaiden of Spyder Web Designs for any updates. Donnell has been in contact with the owner who said there are no changes in addition to the originally signed contract.

One member asked about the website's IP address, wondering why it isn't Sonoma Ranch South instead of the SRSSOA.com. The secretary had no previous knowledge because previous boards set up that IP address. Another board member pulled up the SRSSOA site on his phone. The address populated immediately with Sonoma Ranch South website redesigned by Spyder Web Designs.

Discussion continued asking whether nonresidents can locate the Sonoma Ranch South website with our current IP address. President Adolf Zubia said he's been contacted by nonresidents via the information on the website numerous times.

OLD BUSINESS:

HOA DUES: After some discussion regarding emergency funds and our current reserve, the board is recommending leaving the current yearly amount at \$100.00.

GENERAL MEETING LOCATION AND QUORUM: For the past two years, Sonoma Ranch South HOA has held its required annual meeting at Beth El Synagogue in Las Cruces. Because of the recent conflict in the Middle East, discussion arose about Security.

Adolf explained that 115 proxies are needed to establish a membership quorum out of 574 residents. If residents cannot attend, they generally send proxies in with their neighbors.

ACTION ITEM: Cathy Short to contact the Las Cruces Police Department to verify if additional security for the November 2nd meeting will be provided.

NEW BUSINESS:

NEW RESIDENT Pam Howard-Roewe attended the meeting expressing interest in joining the board.

2024 BUDGET: Adolf presented the 2024 budget explaining there are only two changes from 2023. HOA Property and General Liability policy increase to \$7555.00, up from \$6820 for 2024 and a Director and Officers Liability policy increase to \$2,973.20 up from last year's expenditure of \$2,266.00.

After some discussion, Donnell Bell made a motion to approve the 2024 budget with indicated changes to be presented to the membership on November 2, 2023. Cathy Short seconded. There motion passed without abstention or nays.

DESIGN/REVIEW/BOARD RESPONSIBILITIES: The SRSSOA board received a complaint regarding contents in a resident's yard. The board has decided no action is to be taken at this time as this issue is not specifically covered in the covenants or design review. Further, Vice President Glen Benefield talked to residents' immediate neighbors who said they had no problem with the decor.

Discussion about what Design Review entails per the covenants.

LANDSCAPING: Irrigation repair on Golf Club Road near the mailboxes was needed to replace valves. Cost was \$1,275.00.

MAILBOX SECURITY: Based on a recent break-in to the Golf Club mailboxes, Adolf clarified that the U.S. Postal Service owns the mailboxes at both Golf Club and Sonora Springs locations and not Sonoma Ranch South HOA. A letter went out to the residents recommending they pick up their mail daily, hold their mail if they'll be out of town, or have a neighbor pick up their mail.

Discussion arose regarding placing a solar floodlight at the HOA's mailbox locations to deter theft.

BOARD MEMBER APPOINTEE: After hearing of her background and qualifications and Pam's willingness to serve, the board welcomed Pam Howard-Roewe to the Sonoma Ranch South HOA.

MOTION TO ADJOURN:

Donnell Bell made a motion to adjourn the meeting. Cathy Short seconded. The motion passed without abstentions or nays.

Respectfully submitted,

Donnell Bell
Sonoma Ranch South Secretary
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