

Sonoma Ranch South Homeowners Association APPROVED  
Minute Meetings of July 24, 2024  
[www.srssoa.com](http://www.srssoa.com)

Call to Order/Attendance:

The SRSSOA Board met at Sunset Grill to conduct Board business. President Larry Minich called the meeting to order in which a quorum was established.

In attendance: Donnell Bell (Secretary/Treasurer), Pam Howard (Vice President/Design Review Chair), Larry Minich (President)

President Larry Minich opened the meeting at 8:38 a.m.

**Old Business:**

**Las Cruces Codes re: campaign signage/flags.**

The current Board policy to conform with covenants is listed on the Sonoma Ranch South website: <https://srssoa.com/design-policy-and-standards/> under Design Policy and Standards. The City of Las Cruces has Code Enforcement regarding this issue, which supersedes our Covenants and Policy and Standards. Therefore, if problems arise, the Board will call Code Enforcement.

According to Las Cruces City Code, political signs may go up ten days prior to an election and must come down five days after the election.

The motion was made to follow the Las Cruces City Code. The motion passed unanimously with three ayes.

**Landscaping/Tree Pruning:**

Four trees on Golf Club Drive are in danger of falling over and have been tagged for trimming and/or removal due to aesthetic and liability concerns. Some of these trees have exposed root systems, and all have inadequate space to grow.

Larry Minich has requested bids from LNJ Tree Xperts LLC, The Tree Boss, and Golden Cut Tree Service. The Board discussed accessing HOA's insurance.

These bids will be brought before HOA residents at the General Meeting on October 10, 2024.

**Action Item:** Pam Howard to contact Higginbotham re HOA's insurance company to determine costs and how and if it will affect yearly premiums.

### **Century Bank:**

The Board currently has two accounts with Century Bank, one which is managed by the accountant Ebbs, Roberts, Head, & Daw, Inc. for its day-to-day business and one held in reserve.

After discussion, the Board voted unanimously to roll over the reserve account into a 5 percent CD.

Action Item: Donnell Bell to Contact Century Bank for this purpose.

### **Website/Billing:**

Now that the website is in existence, Larry Minich asked about updates and whether we could recruit a volunteer to update the website. He also would like to have a section that stands out so that residents can see current issues in real time such as tree pruning, mailbox striping, etc.

Donnell Bell responded that Spyderweb Designs has been responsive to doing updates. Both Larry and Donnell have done updates on websites. Donnell tried to update the SRSSOA website but found it time-consuming and cumbersome and would like to stick with Spyderweb Designs. Moreover, it would take time to find such a volunteer. Discussion tabled but will be brought up at the General Meeting.

**Action Item:** Donnell to discuss with Jaiden of Spyderweb Designs about including a section that stands out to inform residents of ongoing and current issues.

### **General Meeting Reservation:**

SRSSOA General meeting set for October 10, 2024 at 6 p.m. Set up to begin at 5:30 p.m., which will be a time crunch.

**Action Item:** Donnell Bell to purchase bottled water and cookies for attendees.

**General Meeting Announcement Letter to HOA Residents and Proposed Budget:**

The Board reviewed Larry Minich's draft letter to HOA residents and the proposed budget, which must go out to the membership 90 days in advance of meeting.

**Action Item:** Larry Minich to contact Ebbs, Roberts, Head, & Daw, Inc. to discuss budget before the General Meeting

**New Business:****Board Communications:**

Currently the Board uses a groups.io platform to keep in contact. Both Donnell and Pam expressed problems with the platform.

**Action Item:** Donnell Bell to contact presidents of Boulder communities to determine how they communicate and keep a recording for future boards with their Board members.

With old and new business conducted, Larry Minich voted to adjourn the meeting. With no objections, the meeting was adjourned at 9:47 a.m.

Respectfully submitted,

Donnell Bell  
SRSSOA Secretary Treasurer  
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