

APPROVED ANNUAL MEETING MINUTES
SONOMA RANCH SOUTH SUBDIVISION
HOMEOWNERS ASSOCIATION
OCTOBER 10, 2024
www.srssoa.com

CALL TO ORDER: The Annual SRSSOA Meeting was held at Temple-Beth-El. SRSSOA Board President Larry Minich brought the meeting to order at 6:19 p.m. after determining, that with 35 homeowners present, along with 91 proxies, the Association had a quorum to conduct business and to cast votes.

INTRODUCTION OF BOARD AND ACCOUNTING PANEL: Larry Minich introduced himself as President of the organization, along with Vice President Pam Howard, and Donnell Bell, Secretary/Treasurer. Marshall Daw, a representative of the CPA firm, Ebbs, Roberts, Head & Daw, Inc., the accounting firm that runs the day-to-day operations of SRSSOA, was also in attendance.

PAST YEAR BOARD REPORT:

Mailboxes Security -- Last year, April 2023, there were break-ins at the Golf Club mailbox facility. To deter future theft and provide additional security, the board increased lighting in this area. These break-ins appear to have been an isolated event. Larry Minich speculated that the break-ins occurred during the well-publicized period in which New Mexicans were expecting government rebates.

Parking Lot: Larry estimated it has been ten years since the parking lot has been resurfaced. In the meantime, he restriped the area to designate parking spaces.

Website: Secretary/Treasurer Donnell Bell explained that SRSSOA had hired Spyderweb Designs to revamp the old website, www.srssoa.com Jaiden Naverette, the owner of Spyderweb Designs, has worked to make the site accessible and easier to navigate.

President Larry Minich recently requested the addition of an Announcement and Contact section that would reach the entire board to enhance communication. Ebbs, Roberts Head & Daw's phone number is also listed on the website, should members prefer to call rather than e-mail.

Past Year Board Report (continued)

Website/Communication (continued) Vice President Pam Howard provided a form at tonight's meeting check in requesting one email address per resident to further enable communication and resident participation. She emphasized that the emails would be distributed in a blind distribution format to ensure residents' addresses remain private.

Finance: President Larry Minich apprised the group that SRSSOA has two accounts, one for general operation, the other a reserve account. Since their inception these accounts have not been generating interest. Both accounts have now been converted to interest-bearing accounts.

NEW BUSINESS:

Mailboxes Lot Resurfacing: Larry Minich is in the process of looking for a company to resurface the mailbox areas but is finding it difficult to locate a company that will take on a job this small. He asked the membership present if they had any contacts, and, if so, to contact him. He has located one company and hopes to receive a bid from them. He would like to have more than one bid.

SRSSOA Dues: The annual dues for 2025 will remain \$100.00.

Budget Projection: CPA Marshall Daw reviewed the 2025 budget with the membership, explaining that for the past few years since COVID, SRSSOA has operated at a deficit. With the rise in insurance costs and landscaping, among others, the Board should work to provide a balanced budget in future years.

Landscape Maintenance, Irrigation Repairs and Restoration: An important highlight of this annual meeting was to discuss the monies budgeted for Landscaping, Irrigation Maintenance Repairs and Restoration. This section included bids the Board has received for tree trimming and removal on Golf Club.

The Board was advised that the trees originally planted in these medians are not suited for such small areas. Not only are they overgrown, their height makes them dangerous and susceptible during high winds. Moreover, their roots are cracking through the sidewalks and/or uprooting the tree.

Larry Minich prepared three posters for this meeting displaying the bids. An important note as to why Extreme Landscaping was not included in the bid process is their liability insurance precludes them from trimming trees above certain heights.

Budget Projection (continued):

At the conclusion of the budget review, President Larry Minich called for a vote from the membership to approve the budget. **The 2025 budget was unanimously approved by the residents in attendance and/or their proxies.**

Board Member Elections & Participation:

President Larry Minich said that the Interim Board would like to add two members at large and asked for self-nominations and/or volunteers from the audience. Also, the Board will be inviting the Boulders' sitting Presidents to attend the golf course maintenance meeting when scheduled.

With no nominations from the floor, President Larry Minich called for a vote to approve the Interim Board of President Larry Minich, Vice President Pam Howard, and Donnell Bell Secretary/Treasurer. **The Interim Board was unanimously approved by the residents in attendance and/or their proxies.**

Open Discussion/Q&A:

Landscaping: Adolph Zubia mentioned that in addition to Golf Club medians, SRSSOA has medians on Sonoma Ranch. Management in this area is often confused because the City of Las Cruces manages certain islands as well. Adolph suggested a plaque on the islands to indicate which of these islands is run by Sonoma Ranch South Homeowners Association and which islands are run by the City of Las Cruces.

With no further discussion from the audience and all questions answered, President Larry Minich called for a vote to approve the landscaping bid project. **The landscaping bid project was unanimously approved by the residents in attendance and/or their proxies.**

Covenants: Discussion arose regarding an RV trailer that is periodically parked on the empty lot next to Sunset Grill.

Adjournment: With business concluded, a vote was called to end the Annual Meeting of Sonoma Ranch South Homeowners Association. **The vote was unanimously approved by the residents in attendance and/or their proxies and the meeting was adjourned.**

Respectfully submitted,

Donnell Bell
SRSSOA Secretary/Treasurer
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