

**SONOMA RANCH SOUTH HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES**  
**JANUARY 29, 2025**  
[www.SRSSOA.com](http://www.SRSSOA.com)

In attendance: Secretary Treasurer, Donnell Bell, Vice President, Pam Howard, President Larry Minich

The first meeting of the Sonoma Ranch South Homeowners Association of 2025 was held at Sunset Grill in Las Cruces. All board members were present, which established a quorum for voting.

**Call to Order:** President Larry Minich brought the meeting to order at 9:12 a.m.

**Secretary Minutes:** The SRSSOA minutes of October 31, 2024 were accepted as written. Larry Minich made a motion to approve; Pam Howard seconded. The October 31, 2024 board meeting minutes were approved with no abstentions.

**OLD BUSINESS:**

**Tree Pruning:** The SRS Board hired Tree Boss to prune the trees on Golf Club Road. The majority of the work has been completed. The crowns of the designated trees have not been removed yet as the buckets on Tree Boss's trucks are scheduled to be inspected. Once the inspection is completed and approved, the rest of the work will be finished.

**Action Item:** Larry to get in touch with Tree Boss to determine when the rest of the work will be performed. He will also notify Charlene Leon of Ebbs, Roberts, Head & Daw when it's okay to pay the invoice.

**Trash Cans:** Pam Howard spoke with the neighbor who complained via the website at [www.SRSSOA.com](http://www.SRSSOA.com) because a neighbor's trashcans were visible from the street. Discussion arose that trash receptacles should be taken from the street as soon as possible on trash day, which is also a City of Las Cruces policy. Previously policy has been that waste containers be completely hidden from view, which is ideal. The current board asks residents not to leave containers in the front of the garage, on the side of the house, or otherwise in plain view. Storing trash bins behind the residence (even wrought iron gates) is acceptable.

**Action Item:** Donnell Bell to create a draft generic template to notify residents of improperly stored trash containers or trailers.

**NEW BUSINESS:**

**Landscaping:** Pam reported that she has tried to contact Extreme Landscaping without success, although they have responded to Larry Minich. The Board is concerned because Extreme has not met its contractual obligations yet has charged for these services. Board to begin researching potential landscaping companies in the event it needs to go out to bid.

**Action Item:** Larry to set up meeting with Extreme to discuss and set a 30-day period for company to adhere/perform contractual obligations.

**Delinquent HOA Dues:** Pam requested that the board be updated regarding homeowner association dues and those that are delinquent.

**Action Item:** Larry to contact Charlene at Ebbs, Roberts, Head & Daw and ask the firm to provide a quarterly breakdown of delinquent accounts.

**Board Job Descriptions:** Pam asked if job descriptions have been written for board positions. Discussion arose that they are listed in the covenants and on the website: <https://srssoa.com/about/>

**Design Review Committee: Paint Colors of Houses:** Paint colors are depicted in the Sonoma Ranch South covenants, which residents, as part of the HOA, are required to follow, which read:

**POLICY STATEMENT:**

The Design Review Committee (DRC) and the SRSSOA board have approved and adopted this policy to uniformly and consistently determine if a residence is or is not in compliance with covenants regarding the exterior surface materials in desert tone colors (including tones of brown, tan and rose). The DRC attempts to evaluate all proposed colors but will direct owners to select color in the brown, tan spectrum for their residence exterior color.

Discussion arose that there are at least ten homes not in compliance in relation to color. Some of these homes are green, which is not a desert color. Moreover, white was not included decades ago when these covenants were written. Members of the Board pointed out that our area is famous for "White Sands."

**All owners are asked to request approval from the DRC prior to initiating any change in exterior color for their residence. The property owner will be required to take appropriate action to comply with the covenant.**

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If a home is deemed out of compliance by the Design Review Committee, a letter will be sent to the homeowner with 30 days to respond. If the Board has not heard from the homeowner within the 30-day-period, resident will be given six months to bring the color into compliance. If that is not accomplished, a lien will be placed on the home, which could prevent the future sale of the home.

**Action Item:** Donnell to create DRC exterior color template for Board's use in contacting out-of-compliance residents.

**Board Communication.** Donnell advised that our website designer found a security risk in the board's current communication platform. She has checked into the problem, agrees with the designer, and feels the list should be closed and a new method of communication chosen.

Discussion ensued that the Board should communicate using a gmail address in the future. Larry Minich keeps records that can be transferred to future Boards. Further, the website maintains minutes for future boards' information and use.

**Website:** The board is pleased with Spyderweb Development but Larry would like access to add/update messages to the Announcement section.

**Action Item:** Larry to meet with Jaiden Navarette, Owner of Spyderweb to discuss updates.

**Budget Plan:** During 2020 and Covid, the Board voted to reduce dues to \$100 and has held that amount for the past few years. SRSSOA cannot afford to operate at a deficit. Although the budget for 2025 is set, and dues will remain the same this year, members discussed adding a contingency line item in the budget and reviewing resident dues for upcoming 2026 calendar year.

President Larry Minich made a motion to add a contingency line in the budget. Donnell seconded, and the motion carried with no abstentions.

**New Board Member Recruitment Plan:** Currently the Board is operating with three Board members acting as officers and chairing Design Review and Landscaping. Board Members at Large should be added to assume some of these responsibilities. The Board currently meets quarterly and as needed to conduct business. Larry proposed a Meet and Greet in late February at Sunset Grill. Board members should invite potential board members to the event.

**Action Item:** Larry to contact Sunset Grill to find out what days are available to use the meeting room in February.

With the agenda covered, Donnell Bell made a motion to adjourn the meeting. Larry Minich seconded. The motion carried with no abstentions.

Respectfully submitted,

Donnell Bell  
SRSSOA Secretary/Treasurer  
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