

SRSSOA BOARD MEETING MINUTES - AUGUST 30TH, 2025

The meeting was called to order @0910 at the Sunset Grill. Board members present in attendance include President Larry Minich, and VP Pam Howard. At-large member Rajeev N. had a personal matter that conflicted with the meeting time. Also present were community and former Board members Adolf Zubia and Glen Benefield.

The first order of business was to approve the minutes from the Board meeting held June 7th. Motion to approve the minutes was seconded and passed unanimously.

OLD BUSINESS

President's Report: I reviewed the action items on letters sent out to specific addresses regarding unmaintained yards. Of the 19 letters sent 14 had complied, 3 were managed by property owners and currently vacant, only 2 had not responded to the request. The HOA has had multiple irrigation issues the past 45 days or so. At one point the water was shut off by an unknown person, resulting in insufficient water for nearly 3 weeks. We lost some shrubs as a result. A Board member donated 6 desert plants, which the landscaping contractor (Extreme) planted free of charge. We also lost Rosemary plants at the sign at Roadrunner, these have been replaced, also at no charge by Extreme, due to the irrigation issue. Dead shrubs and plants were cleared and an irrigation map has been created by Extreme to better track usage and problems. I spent nearly 2 hours discussing maintenance issues with Codes and Enforcement, determining public/private maintenance of areas with the HOA boundaries. Without exception, lack of maintenance areas are the responsibility of the Sonoma Ranch Golf Course and their owners Sierra Norte Sonoma LLC. The VP Pam Howard was tasked to elicit feedback and complaints from the HOA community and both Boulders gated communities as discussed at the March Board Meeting. Pam to elaborate in her report, to follow. Lastly, the Board had contracted with an IT/Social Media Consultant to administer and improve the Facebook Page "Sonoma Ranch South HOA". Growth has been at a snails pace in the first 2 months. I am hoping that with the upcoming general meeting and "Welcome Packets" to new residents (report to follow in VP report), word of the HOA Facebook page will continue to have greater traffic.

Vice President Report: Pam reported that she had received feedback from Boulders at Sonoma (B@S) regarding Golf Course maintenance issues. Had not been in contact with Boulders on the Green (BOG) as of yet, and enlisted help in making contact with (BOG). The President stated he would reach out the BOG President for their input. Pam submitted to the Board a draft of the letter(s) to be sent to Golf Course Management, Golf Course Management and the City Council. She is waiting to hear back from BOG regarding their input. Pam also brought samples of the new resident "Welcome Packets" reporting she had hand delivered two packets prior to this meeting. The packets consist of artwork from a local artist depicting the Organ mountains, a welcome letter from the HOA with information to the HOA website (SRSSOA.com) and Facebook page (Sonoma Ranch South HOA) and a refrigerator magnet. Pam reported that she had not contacted an attorney to review the HOA covenants/by laws as of yet, and was anticipating contacting a photographer to update old photos on the HOA website soon.

At-Large Report:

Raj was not in attendance at this meeting and was to provide info and analytics. The President's report touches on the Facebook page. The Social Media Consultant was contracted to a 3 month trail that will conclude on Sept 30th. The board will take up this issue at the next meeting, prior to the Annual meeting, for guidance on how to proceed.

NEW BUSINESS

Facebook account status: The consultant reported small growth in the membership of the HOA Facebook page. Raj to reach out for suggestions on how to improve and drive traffic to the page.

An insurance claim was initiated to address a vehicle that had jumped the median and push a landscaping boulder into Golf Club Road. Thanks to an alert resident who heard the crash and alerted police, the HOA was able to obtain a copy of the police report and provide to the HOA insurer. Outcome pending.

Next year's budget will be discussed at the next Board meeting in preparation for the General Annual meeting to be held on November 6th at the Temple Beth-El. The President has already contacted the Temple management and secured the Time and Date of the meeting. It was suggested by at-large members Glen and Adolf, that the Board extend an invitation to Sonoma Ranch Golf Course managers and owners to attend the HOA General Meeting in order to create an opportunity for maintenance issue discussion. Additionally, the President will contact the HOA management company for guidance on the upcoming budget to be presented at the next Board meeting for discussion.

Discussion on cleaning and painting the HOA sign at the Roadrunner entrance was brought up by the President and generally agreed upon, by those attending, that cleaning the sign and a paint refresh was needed. Some discussion of colors and cost followed, with the President taking on the task of soliciting bids for the project.

Pam to arrange a meeting with Sonoma Golf Course Management and ownership, prior to sending letters. Pam to arrange for the taking of website photos and provide them to the President for posting on the HOA website.

Action items for current Board members prior to next meeting, were reviewed.

An invitation to former Board members to re-join the Board was offered and accepted by both Adolf and Glen. It was decided that they would be At-Large members at present, since Board elections at the General meeting only 2 months away.

Adjournment @1030am.