

Sonoma Ranch South Subdivision Owners Association SRSSOA

SRSSOA Board Meeting Minutes

Date: June 15, 2026

Time: Meeting called to order at 11:15 a.m.

Location: Sunset Grill Sonoma Ranch Golf Course

1. Call to Order and Attendance

The meeting was called to order at 11:15 a.m. The following board members and guest presidents were present:

- **Adolf Subia**, President
- **Glen Benefield**, Vice President
- **Larry Minich**, Treasurer
- **Pamela Howard**, Secretary
- **Rajeev Nirmalakhandan**, Member at Large
- **James Villard**, President, The Boulders Subdivision of SRSSOA

Ms. Ann Winn, President of Boulders on the Green, was invited but unable to attend.

2. Quorum

A quorum was present.

3. Approval of Minutes (December 4, 2025)

The board reviewed the minutes from December 4, 2025. Corrections were made regarding the budget and elections.

- **Motion to approve:** Larry Minich
- **Second:** Rajeev Nirmalakhandan
- **Vote:** Unanimously approved

Old Business

4. Mailbox Security

The United States Postal Service repaired the recent break-in at the Golf Club Road site and has been cooperative in providing enhanced mailbox centers.

Discussion included:

- The need for additional SRSSOA-provided security
- Fake cameras were considered but ruled out

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- Mailing reminders to residents to check mail daily was discussed but dismissed, as timely mail pickup was already addressed in the annual membership letter

3. Current budget remains on track with no fiscal concerns

4. No complaints regarding dues currently.

5. Parking Lot Maintenance

Maintenance of the parking lots adjacent to the two SRSSOA mailbox centers was discussed. The parking lines and handicapped spaces will be repainted.

- **Action:** Larry Minich will locate a professional painter and report back to the board.

6. Insurance Review

The board reviewed the SRSSOA insurance policy.

- **Motion to remain with the current insurance company until November 2026:** Adolf Zubia
- **Second:** Rajeev Nirmala Handan
- **Vote:** Unanimously approved

7. SRSSOA Sign Painting

The board discussed repainting the SRSSOA signs on Golf Club Road and Road Runner. The consensus was to repaint the word “SOUTH” to better match the style of the rest of the sign.

8. Landscaping Contracts

The board discussed the current landscaping work performed by EXTREME Landscaping. Mr. Villard provided information about the contract process services at The Boulders. All board members agreed to participate in the committee to further discuss HOA landscaping.

9. Golf Course Maintenance

Discussion of lack of Sonoma Ranch Golf Course maintenance of areas adjacent to SRSSOA. HOA President and Vice President will meet with to further address the golf course maintenance as soon as practical.

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New Business

10. Review of Board Positions and Terms

- **Adolf Zubia**, President — term expires 2028
- **Glen Benefield**, Vice President — term expires 2028
- **Pamela Howard**, Secretary — term expires 2028
- **Larry Minich**, Treasurer — term expires 2028
- **Rajeev Nirmalakhandan**, Member at Large — term expires 2028

11. Adjournment

- **Motion to adjourn:** Glen Benefield
 - **Second:** Pamela Howard
 - **Vote:** Unanimously approved
- Meeting adjourned at 12:30 p.m.**