

SRSSOA Board Meeting Minutes  
March 23, 2020

In attendance: Donnell Bell Secretary/Treasurer, Glen Benefield, Landscaping Chair, Dennis Cherry, DRC/Compliance Committee Chair & At-Large Member, Adolf Zubia, President - **Not present:** Bob Grier, Vice President and Boulder presidents

In light of the COV19 outbreak, the Sonoma Ranch South Homeowners Association meeting was held via conference call. Adolf Zubia opened the meeting at 4:30 p.m., performing roll call where a quorum was established.

**President report** – Deferred to items on the agenda.

The Board of Directors acted to remove an appointed at-large board member due to lack of participation. Motion was made by Glen and Seconded by Dennis. Motion passed with three affirmative votes to zero.

**Action Item: Donnell Bell** See that appointed at-large board member is removed from the website.

**Vice President report:** Vice President not in attendance.

**Report from Treasurer/Secretary** – no report provided.

**Secretary Minutes:** Approved Minutes from January 7, 2020 meeting. Glen Benefield made a motion, Dennis Cherry seconded. Motion carried with four ayes, and zero nays and zero abstentions.

**Action item for Donnell Bell:** Advise Webmaster to remove “draft” from the approved January 7, 2020 minutes and set up a more prominent tab for HOA members to access, which reads: **Design Standards/Policy**

**Old Business:**

**AC Units/Solar Panel Policy Status:** SRSSOA Policies are now on the website. Discussion was held to move them into their own category. It was decided to

combine with Design Standards. Discussion was held regarding adding an additional policy on (Satellite dishes). No additional action was taken.

Twenty-two (22) letters were sent to residents who have been found to be out of covenant compliance with their Air Conditioner Units (no barrier).

Adolf Zubia said the board has received eight (8) “grandfather” requests on residents’ air conditioning units, and the Design Review Committee (DRC) reviewed request. Site inspections were done by Adolf Zubia and Glen Benefield. Based on information received, it was recommended that the eight (8) residences be grandfathered.

**Action Taken:** Donnell Bell made a motion to accept these eight residences to be grandfathered; Dennis Cherry seconded. The motion carried with four ayes, zero nays and zero abstentions. A formal letter will be sent the following eight (8) residences:

1933 Coyote Ridge Drive  
1204 Percha Creek Way  
1132 Cave Springs Trail  
2117 Sedona Hills Parkway  
3592 Cave Creek Manor  
1148 Cave Springs Trail  
1223 Dry Creek Place  
1211 Bubbling Wells

Three (3) residences complied with our request to conceal or provide a **barrier** for their AC units and are now in compliance with the covenants. **Action Taken:** Donnell Bell made a motion; Dennis Cherry seconded to send the three residents a formal letter verifying their full compliance with the covenants. Motion carried, with four ayes, zero nays and zero abstentions.

A formal letter will be sent to the following residences:

1860 Palm Canyon

1887 Sedona Hills Parkway  
1128 Cave Springs Trail

There are eight (8) additional residents who did not respond to our letter. The timeline on when a second letter will be sent was discussed. Adolf Zubia will work with Charlene on the letters.

**Action Item:** Adolf Zubia: Follow up with Charlene Leon of Ebbs Roberts to process the letter to the eight (8) grandfathered residences and to see if we can add them as a permanent record for each of the residences.

**Landscaping:** Glen Benefield said he has met with the City of Las Cruces code compliance officer and ironed out the division of the landscape islands on Sonoma Ranch Blvd.

Landscape Island one (1), located south of the intersection of Golf Club and Sonoma Ranch Blvd (East of the Boulders) is the responsibility of the City of Las Cruces.

Landscape Islands two (2) and three (3), located on Sonoma Ranch Blvd between Sonora Springs and Golf Club are the responsibility of SRSSOA.

Landscape Islands four (4) and (5), located on Sonoma Ranch Blvd between Sonora Springs Blvd and Fire Mountain are the responsibility of Sonoma Ranch East Homeowners association.

SRSSOA had a recent expenditure to X-treme Landscaping for maintenance that came to \$183.00. Cost was to address complaint and cover the cost of removing weeds on the island that was under dispute with the City of Las Cruces.

**Trash Bins:**

No action taken: This item was deferred until the next in-person meeting of the SRSSOA.

**President Zubia request:**

Adolf Zubia requested to be reimbursed for printing costs and asked the board that he be reimbursed for future printing costs as well. The board agreed that Adolf should be reimbursed for reasonable printing costs. Adolf Zubia indicated his last purchase at Sam's Club was \$80.

Next Meeting: The next Sonoma Ranch South Subdivision Owner's Association Meeting is tentatively scheduled for June or July of 2020.

Respectfully submitted,  
Donnell Bell  
Secretary/Treasurer,  
Sonoma Ranch South Homeowners Association