

SRSSOA

November 3, 2022

Minutes for **ANNUAL** Meeting

At Temple Beth-El

SRSSOA President Adolf Zubia opened meeting and announced no quorum had been reached for the annual meeting. Although 100 residents and/or proxies were present/delivered, the number to establish a quorum is 115 or 20% of 754 residences. Therefore, the annual meeting was held as an informational meeting only. No formal action was taken.

Board Meeting Minutes:

No action taken and the Board meeting minutes for September 29, 2022 remain unapproved.

President's Introduction:

Adolf Zubia introduced the current Board members, including Vice-President Glen Benefield, Secretary, Donnell Bell, Treasurer, Cathy Short, and himself as President. Charlie Roberts, Ebbs, Roberts, Head & Daw, Inc., representative for SRSSOA was also present.

President's Report:

Air Condition issue: The HOA previously had approximately 40 non-compliant residences with unconcealed units and requested compliance. Received 90% compliance. Only four residents did not comply. Letters are in their file at County Clerk's office indicating non-compliance.

Sonoma Ranch South had landscaping property damage this year. Vice-President covered the damaged covered by motor vehicle accidents that damaged our landscaping. There have been at least three occasions on Golf Club Drive in which landscaping and irrigation was damaged, the latest costing approximately \$2,400 to repair. The landscaping has been repaired but the Board made the decision not to replace plants and trees at this time.

The HOA addressed a number of issues in the annual meeting. The Board has drafted policies that are on SRSSOA website to provide better guidance for our members. They are as follows:

2020-1 -AC units (concealment)

2020-2 -Solar Panels

2022-3 -Residential Exterior Paint Color

2022-4 -Satellite Dishes

Vice President Report:

Shingles: Visible asphalt shingles are not allowed to be visible.

Weeds and more weeds – Due to the increased precipitation, we had some residents that were not as responsive as they should be. Received cooperation after advising them.

Trash and recycling bins Trash and recycling bins need to be hidden. Either in the garage or behind the fence, even if the fence is wrought iron. Too many residences are leaving them in their front yards. The SRSSOA Board asks all residents to comply with this request. A follow-up letter may be sent reinforcing our request.

Trailers (RV or construction). Travel trailers should not be parked in front of residences for more than a few days. The time required to prepare the RV for travel. Should additional time be required, homeowner should contact the Board and ask for additional time.

Board and Committee Members Needed: The President and Treasurer reiterated during the Annual Meeting that the Board is still seeking additional Board and Committee members. A signup sheet was provided. **No HOA member signed up.**

Old Business:

Landscaping, Vice President Glen Benefield

Board proposed continuing our landscaping contract with Xtreme landscaping for the next four years. There will be no cost increase from our previous three-year contract. No action taken at this meeting due to a lack of a quorum.

Vehicular damage to our landscaping. Cost for repair is documented in our budget.

Mailbox parking lots:

Exiting on Golf Club Drive mailbox parking lot was discussed. Adolf Zubia explained that the existing NO EXIT sign was placed by a previous Board due to traffic concerns on Golf Club. The City of Las Cruces has no role, responsibility, and stated the sign is not required. Therefore, the Board had to determine if the NO EXIT sign should be removed. The Board weighed the alternatives and elected to keep the sign. The Board further determined it's being used as an exit, and neither the Board nor the police have enforcement authority to restrict its use as an exit. An HOA member recommended that if the sign is removed, the entrance SHOULD be increased in width. The president advised the member that the width of the entrance/exit is wide enough to accommodate both an exit and entrance lane.

Overnight Parking at the Sedona Hills mailbox parking lot was previously addressed by the Board. No overnight parking restriction signs were posted, and the residents have been complying.

Web Site update (Donnell Bell) – covered the Website and mentioned the website address is <https://srsoa.com> Adolf Zubia said the cost to maintain the website is approximately \$600 per year.

New Business: No Action was taken on the following items due to a lack of quorum.

2022-2023 Budget Proposal:

Insurance charges

HOA Property and General Liability - increase of 7.5%.

Director and Officers Liability policy

Emergency expenditure (Storm damage). The covenants will be reviewed to determine if any of the items on the budget need to be approved by general members.

Board is recommending No HOA Dues increase – will remain at \$100/year. HOA is financially sound with anticipated reserves totaling over \$130,000.

2023 Budget approval – NO ACTION TAKEN

Guest speaker Bo Cichuniec, Sonoma & Red Hawk General Manager

Bo covered the goals of the golf course and his wish to work/cooperate with the HOA. He explained that his main priority is to take care of the golf course with the tee boxes, fairways, and greens as his primary objectives. Bo explained the reason for the slow start was because the irrigation system needed to be repaired and replaced during the first 18 months of his assignment.

Discussion turned into a Q and A session. Bo addressed the concerns of the HOA members. A resident asked why the Board did not open the bidding process so Bo's company could bid on the landscaping contract.

President Adolf Zubia explained the Board initially considered going out to bid but decided, after examining the pros and cons, that it was in the best interest of Sonoma Ranch South HOA to maintain existing agreement with XTREME Landscaping due to their cooperation with the Board, their responsiveness, and their assurance they would not increase their rates for the next four years. The Board has been very satisfied with XTREME's performance.

Board members elections –

Current board and vacancies: NO ELECTIONS were held. Will be determined in a mail-out ballot.

President – Adolf Zubia completed three-year term. Will run again. .

Vice-President – Glen Benefield – Completed three-year term – Will run again

Secretary – Donnell Bell – Completed three-year term – Will run again.

Treasurer – Cathy Short -- Completed 1st year of three-year term. Will run for a three-year term.

Three Board Members at Large: No candidates signed up.

Additional Topics/Issues Brought Up by Membership:

There were issues asked of the Board president to see if the Board can restrict short term rental. Will seek legal advice on this issue.

A second issue was raised regarding the operations of a residential/home taking care of patients 24/7. Neighbors are concerned about vehicle and van parking in the area and whether the City of Las Cruces allows such a business to operate

The Board will follow up on these issues.

Informational meeting was adjourned.

Respectfully submitted,

Donnell Bell
SRSSOA Secretary