

Minutes of Sonoma Ranch South Board Meeting UNAPPROVED  
Sunset Grill Location  
September 29, 2022

In attendance: Donnell Bell, Glen Benefield, Cathy Short, and Adolf Zubia

**Roll Call:** SRSSOA HOA President Adolf Zubia opened the board meeting at 1:20 p.m. After establishing a roll call, with all existing board members present, it was determined a quorum was established for voting purposes.

After a review and discussion of the May 20, 2022 minutes, Treasurer Cathy Short made a motion to approve the minutes. Vice President Glen Benefield seconded, and the motion carried.

**President Report:** Officers insurance bill has come in (need the amount for Charlene). This bill must be brought up with the HOA general membership for approval due to exceeding \$2,000.

Adolf brought up the reserves the HOA keeps landscaping as well as any emergencies that arise from fire, flooding, and wind damage. In 2020, the board voted to lower the fee from \$150 to \$100 per residence. After some discussion the board voted to keep the annual fee at \$100.00 per year.

Further, Adolf instructed Secretary Donnell Bell to research before the Annual General Membership to ensure the HOA is in compliance with government nonprofits based on the amount of funds in reserve.

**Action Item:** Donnell Bell Research Federal and New Mexico Law as far as HOA/Nonprofits to ensure we are in compliance with homeowner association regulations.

Vice President: No report

Secretary: No Report

Treasurer: No report

**Old Business:**

Adolf asked Donnell Bell if the Minutes and Design Policies had been posted on <https://srssoa.com> Donnell has instructed webmaster Tabby Cat Designs to post May draft minutes ( Under 2022 Minutes) and the following Policies to be posted in Design Review on the website:

Policy 2022-03 (Residential Exterior Paint Colors)

Policy 2022-04 (Satellite Dishes)

Policy 2022-05 (Signs and Flags/Pennants)

**New Business:**

**New Board Members:** With three of the board members now on the final year of their three-year term, discussion arose about recruiting new board members before the annual meeting. Two individuals expressed interest in serving. Adolf will contact them.

**Action Item:** Adolf Zubia to contact interested parties to ask if they are interested in serving on the board before Annual Meeting.

**Landscaping (Vice President Glen Benefield)**

**Xtreme Contract:** Glen confirmed that the board will not be pursuing a Request for Proposal on a new landscaping contract as the board has been pleased with Xtreme's work and responsive to board's requests for services. Further Xtreme will not be raising its rates for the next three years. This contract will be signed after the 2022 Annual meeting with membership approval.

Additional language should be included in the Xtreme's Landscaping contract to ensure the correct island has been identified on Sonoma Ranch Blvd.

**Downed Trees Discussion:** Glen said he is not in favor of replacing the downed trees and that insurance paid for the damage. There are plenty of surviving trees, bushes, and landscaping in the respective areas.

Because of the number of current landscaping plants, the board decided to hold off replacing the downed trees at this time.

**Noncompliant AC Residences:** Adolf informed the board that out of approximately 40 noncompliant residences pertaining to the air conditioner size and covers, four have not brought their residences into compliance. One resident has brought their AC unit into compliance and the letter placed in the county clerk's office will be removed for that street address.

**Weeds, Trash bins and RV parking complaint:** Discussion surrounded that residents should keep their property free from weeds, and Donnell suggested that if a home is a rental, the owner be notified. Adolf said that he has visited the homes in question. We have had some success in meeting this complaint but that further work needs to be done.

There is a problem, residents not bringing their trash and recycling bins in in a timely manner. Further these trash bins should be out of sight and not in view on the side of the house. Our covenants suggest behind property fences.

The board has received a complaint about an RV that has been parked at a certain location for a week and a half or more. Residents are advised they are limited on the number of days they can be in the front yard or street. Will discuss further at the annual meeting.

**Motion to adjourn:** Donnell Bell made a motion to adjourn the September 29 meeting. Adolf Zubia seconded. The meeting was adjourned. The next meeting will be the Annual General Meeting on November 3, 2023.

Respectfully submitted,

Donnell Bell  
SRSSOA Secretary  
<https://SRSSOA>