

**Board Meeting Minutes**  
**October 8, 2024**  
**Via Teams**

Attended by: Barbee, Chancellor, Eckel, Neff, Perry, Weigand, and Wattis.

Eckel called meeting to Order 4:36 p.m.

Approval of September Board Meeting minutes - Moved, Tanner; 2nd, Perry; Unanimous approval

**Officer/Committee Reports**

**Treasurer – Pat Weigand**

- Monthly Budget report categories are within budget.
- Weigand moved that the Board renew the 2-year PFCU CD to a 6 month CD on the maturity date of 10/19/24. Perry seconded. Passed unanimously.
- The Pools Expense Spreadsheet was distributed.
- 2024 Property Taxes have been paid. This is a minimal cost of less than \$6.00 for each identified area.
- The insurance policy is up for renewal. The invoice is expected later this month.

**Secretary – Page Chancellor**

- Newsletter – Deadline 10/25
- Rental update - Chancellor followed up with the two new rental properties (2731 Avenida de Pueblo & 2565 E Avenida de Posada).
- Sales update – 2651 E. Avenida de Posada has been listed.

**Pools & Roads – Mike Wattis**

- Pools are working well.
- Mike will work on his proposed budget.
- Wattis is going to walk the roads and then have some of the gravel raked to even the gravel out.

**Architecture – Dan Neff**

- Follow up of yellow quadrant review letters. Many homeowners have taken care of the review comments. Reminders will be sent out.
- 2641 E. Avenida de Posada carport/garage conversion complete except for custom tile niche which should be completed this month after owner returns for the fall
- Work done at the back gate of Minera Pool.
- Replacement sconces for 2551 E Cerrada Adelita. New owner provided with some options.
- 6233 N Calle Minera - request for a new solar panel installation. Homeowner cancelled installation.

**Landscape – Joey Barbee**

- Quadrant Red maintenance review begins soon. Quadrant Maintenance is now being led by Mark Sammons.
- Continue to focus on clean up on all sides of the Main Entrance. Lighting of the Catalina Pueblo has improved and the metal signage has been repainted.

- Board approval has been granted for R.O. Landscape to thin and trim the two huge very old mesquite trees at Minera.
- New project for Committee is to create a list of approved plants which could appropriately be added to the Minera Common. The purpose, of course, is to promote Minera as a beautiful park-like area.

#### **Vice President – Deborah Perry**

- Water Management – Consultant is going to come and do another walk around to advise on plantings. This will be a cost of \$180.
- Nominating Committee – Committee continues to recruit for one of the four Board positions.

#### **President – Barbara Eckel**

- Bylaw changes:
  - Article II, Sections 4, 6, and 9 – remove “by proxy”.
  - Article III, Section 1 – Directors are to be elected for 3-year terms, not more than 3 openings per year. We have 4 openings.
- Reserve Task Force recommendations – discussion was had.
  - Agreed to reduce operating budget to include only operating items, remove the capital expenses.
  - Hold two Town Hall meetings (*potentially* Nov 24 & Dec 8) with Reserve Task Force and BOD for community to ask questions.
- Events:
  - October 27, Adelita Pool
  - Date & location for Holiday party TBD

#### **Old Business**

- No old business.

#### **New Business**

- No new business.

Adjourned 6:03 p.m.: Motion Chancellor, 2nd Perry, unanimously approved