

Board Meeting Minutes

April 8th, 2026

Held at 2469 Ave. de Posada

Attended by: Chancellor, Green, Hershey, Hurwitz, Neff; Virtual: Sammons; Absent: Luker

Chancellor called the meeting to order at 5:28 p.m.

Approval of March Board Meeting minutes - Motion, Hurwitz, 2nd Sammon. Unanimous approval.

Officer/Committee reports:

Secretary & Social – Emily Green

- CPA Website – up and running according to Connie. Get previous meeting minutes and newsletter updated on website.
- Tapas Tour Recap - Successful, about 57 attendees, good feedback from everyone.
- Cinco de Mayo – Friday, May 8th
- Move annual party to early November on a Sunday.
- Rental Applications
 - 2757 Avenida de Posada for rent to traveling nurse or similar for minimum of 90 days, Approved - Motion, Hersey, 2nd Neff. Unanimous approval.
- Houses currently on market:
 - 2546 Avenida de Maria – under a new contract, escrow paperwork submitted and closing date is set April 13, 2026.
 - 6315 Calle de Caballo – Not listed yet but may list very soon. Chancellor to ask resident to put up a sign reading to let potential buyers know that steps are not to code and are homeowner's responsibility.
 - Going forward, the HOA Board will not include the seller's and buyer's realtor(s) on the escrow paperwork that is submitted. Motion, Green, 2nd Neff. Unanimous approval.
 - Online Estate (Virtual) Sales – pick-up of items must be spread out in a timely manner, through out the day.
 - Commercial Vehicle parked in driveway of 6207 N. Calle Minera – “According to bylaws, no commercial vehicles may be parked outside other than inside a garage or a car port.”
 - Permission to park the car inside of operable gate, truck may not be parked on your driveway (see bylaws text).
 - Storing construction items outside of patio walls – see Mark's email for text. CC&Rs (page to send text)
 - Wood Pile – non-compliance
 - Refer to most recent Landscape and Architecture Reviews

Treasurer – Jake Hurwitz

- March Finances - Motion, Green, 2nd Hershey. Unanimous approval.
- State & Federal Taxes to be paid and will be signed and sent in by Hurwitz - Motion, Green, 2nd Hershey. Unanimous approval.

Pools & Roads – Renn Hershey

- New Hot Tub Cover – Delivered and looks great!

- Caballo Pool – No update.
- E-konomy Pools Discussion – Between a resident and Chancellor, brought Hershey into the conversation. The issue has been resolved via phone call with the company and the resident.

Architecture – Dan Neff

- Architecture Report –
 - 2641 Avenida de Maria – Replace toldo sagging off of garage and paint with Weathered Brown. Motion, Green, 2nd Hershey. Unanimous approval.
 - Neff will send out follow-up letters next week.

Landscape – Mark Sammons

- Second Letters sent out to remaining outstanding issues, and follow-up to allow for additional time.
- Reports on rattle snakes on Caballo, three sightings (possibly) of the same snake. If another sighting occurs Sammons to let Green know.

Vice President – Jim Luker

- No report.

President – Page Chancellor

- Review of Rules –
 - Each Board Member/Chair to review the Rules and revise and edit as needed and email to the board for review for approval by May 2026 for discussion. Regarding weekend work, do we set certain times/days that this can be done (no Sundays, etc.)?
 - Update Governing Documents for escrow packages Green sends out to new Buyers.
 - Sales – For Sale/Under Contract signs need to come down after closing on a property.
 - Fines – to be revisiting after the Rules have been approved. Last revised in 2023.

New Business

- May Newsletter articles to Connie by April 24.

Meeting adjourned at 6:18 p.m.; Next meeting on May 11th, at 2469 Ave. de Posada. 5 – 7 p.m.