

Chula Vista Homeowners Association

Regular Quarterly Meeting
December 4, 2024 6:30 pm, at Whetstone Fire Sta. 321

Meeting Minutes

1. CALL TO ORDER: Rick called to order at 6:30 pm
2. ROLL CALL OF BOARD MEMBERS, AFFIRMATION OF A QUORUM: Present are Rick Evans, Larry Portouw, Jim McKinley, Amanda Slaven-Forbes, Janet Cooper. Quorum was established.

3. BOARD REPORTS

President's Report: Rick welcomed the membership. Discussed activities of the 3rd And 4th Quarters of 2024:

- a. The board has had work group meetings to discuss governing documents, how we will format them.
- b. Communication policy was completed, and a draft was put on the website
- c. Beginning of road maintenance. Jim McKinley did a great job. Our latest bid was \$3000.00. If we like his work, we will have him continue the maintenance on Chula Vista Road.

Vice President's Report: none

Secretary's Report:

- a. Minutes from the September 4th Quarterly Meeting were posted on the website. No comments received.
- b. Minutes from the Special Meeting November 14th were posted on the website. No comments received.
- c. Working on a welcome letter to new residents.
- d. Informed the board and membership that Doug Martin will be out of town for a few weeks in December and will be gone most of April through June. Doug can only make changes to the website. Discussed we may take down the website in January and reformat so members of the Board can upload to the website. Art mentioned he had worked on the website that was comprehensive in the past.
- e.

Motion: Accept the Minutes from the September 4th, 2024, quarterly meeting.

Action: by Janet, Second by Larry. All approved. Motion passes,

Motion: Accept the Special Meeting Minutes from November 14, 2024

Action: by Janet, Second by Larry. All approved. Motion passes.

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Treasurer's Report:

- a. Balance on checking and Savings accounts:
 1. Beginning balance Jan 1, 2024, checking account was \$2503.11 with \$25,088.09 in savings. December 1, 2024, checking account \$3362.44 with \$38,765.30 in savings.
 2. Delinquent accounts: Two, need to consider these go to collections.
 3. Budget review:
 - a. \$458.00 left in administration account.
 - b. \$325.00 left in Legal account. Financial review was under budget.
 - c. \$16.83 left in Software
 - d. 1 Page over budget but was for 3 years.
 - e. Road budget, road maintenance was \$3000.00, \$7000.00 under budget.
 - f. Total of \$8,193 under budget.
 4. Dues increase for 2025, \$346.50 approved in 2024.
 - a. Member had a question: If he owns two 9 acre lots, does he pay dues on both? He gets 2 votes, why should he get two votes if he doesn't pay dues on both pieces of property. Discussion included One tax ID is one vote. No linkage between votes and dues.
 5. One property in foreclosure, went to auction November 26, 2024.

Motion: Accept the Treasurers Report

Action: by Jim, second by Janet. All approved, Motion passes.

Member-at-Large Report:

- a. Brendon East working on the Roads.

Motion: accept the Member at large report

Action: by Jim, seconded by Larry. All approved. Motion passes.

3. OLD BUSINESS

- a. Review, Discussion, Approval and Possible Action of: Adoption of revised Communications Policy.
Discussion: Approved last meeting. No comment will be signed tonight.
Action: none.
- b. Review, Discussion, Approval and Possible Action of: Adoption of newly Created Voting Policy.
Discussion: policy was posted on the website and received no comments.

Motion: Accept and approve the Voting Policy

Action: by Larry, second by Janet. All approve, Motion passes.

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- c. Review, Discussion, Approval, and Possible Action of:
Enter into representation agreement with new CVHOA counsel and legal representation **Halk, Oetinger, and Brown PLLC.**

Discussion: This was discussed at a previous meeting. Our current attorney works by himself. The new attorney has an office, with attorneys and paralegals.

Motion: Retain Halk, Oetinger, and Brown PLLC as our attorney.
Action: by Larry, second by Amanda. All approve, Motion passes.

Rick to notify Mr. Olcutt.

- d. Review, Discussion, Approval, and Possible Action of:
Allocating funds and authorizing the purchase for the replacement of expired laptop computer and peripherals, for use by CVHOA Board.

Discussion: Chrome book currently used by the Treasurer is not supported anymore. He recommended we purchase a computer and upgrade to Family plan for Microsoft Office 365. A question was raised suggesting we stay off OneDrive or the cloud for backup and sharing. Concerns about hacking. Discussed One Drive is secure. This allows the Treasurer and Secretary to access the same documents. Discussion then ensued about the website, and the hosting company. Discussed ensued about domain vs hosting. Hosting includes our emails which we need to be able to communicate.

Motion: Approve up to \$1000.00 to include peripherals and accessories and migrate documents from google drive to One drive. Also, plan to donate chrome book.

Action: by Rick, second by Larry. All approved, Motion passes.

- e. Review, Discussion, Approval, and Possible Action of:
Mitigating the increased damage to roads and property, caused by speed exceeding the 15mph limit; heavy construction vehicle traffic; excessive speed by delivery, construction, and service vehicles; speed by residents and visitors.

Discussion: Handful of people driving too fast, and we are paying for their driving Habits. Discussed radar-which is not an option. Health concerns – valley fever Due to dust. Big equipment truck on the road, and a vehicle fell into the ditch.

Topic tabled and we agreed to discuss with our attorney about what options we Have.

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4. NEW BUSINESS

A. Review, Discussion, Approval, and Possible Action of:

Announcement of upcoming Board elections, anticipated vacancies, requests for members to submit or nominate candidates to serve on the CVHOA Board.

Discussion: Voting policy has been approved. Two board positions are open this upcoming election. IN January, a letter will be sent to the membership encouraging them to volunteer and run in the election. A second letter will be sent with who has agreed to run and continue to encourage members to volunteer. Ballots will be sent out in March. The ballots will be counted at the April annual meeting.

Action: none

B. Review, Discussion, Approval, and Possible Action of:

Signage on Chula Vista Roads: No Soliciting, 15 mph Speed, Dust control, Turns and curves, Slow – Bridge. Motion to include the purchase of additional signage and materials.

Discussion: Discussed we need signs for speed, No outlet, and No soliciting. We need 15 mile an hour speed signs in 3 more locations and discussed moving the current one near the entrance down the road a bit farther. Discussed a slow down sign before the bridged. Discussed a chemical solution for the dust, but it is corrosive. A member asked what came of the discussion to put a sign up at the entrance to include a welcome sign, private road and no soliciting. Dave Armstrong shared he has signs at his house that were there when he bought the property and also has the stakes as well for the speedbumps. Rick to look at what Dave has. We discussed signs are \$150.00 per sign. Discussed not to exceed \$700.00. Discussed seeing if there are cheaper signs that meet our needs. We need to ask the attorney about the amount of signage needed.

Action: none. More information is needed.

C. Review, Discussion, Approval, and Possible Action of:

Reinstallation of speed bumps on North Chula Vista Road, with warning period and installation of appropriate signage: SPEED BUMPS, and 15 MPH. If previously purchased and installed speed bumps and signage are not found, the motion will include the purchase of necessary equipment and materials.

Discussion: Discussed the membership voted in the past for the use of speed bumps and a previous board removed them. Concerns discussed one board member reported saying “drove my head through the car”. Concerns a previous board unilaterally removed the speed bumps. Discussion that they didn’t work, the road was damaged. Discussed previous treasurer Lori had the speed bumps. We will check to see if she still has them. Larry discussed the trash can

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at the entrance of the subdivision was there for the kids being picked up by the school bus. Discussion if we should remove it as there are not any small kids living here.

Speed bumps tabled to allow us to talk to the attorney. We will most likely call a Special meeting to discuss signs and speed bumps.

5. PROPOSE FUTURE AGENDA ITEMS

- a. Dues for more than one lot
- b. Update on voting
- c. Signage

6. BOARD MEMBER COMMENTS: none

- a. Question from a member on what each board member is doing on this board. Discussed each board member's duties.
- b. Where in our documents does it talk about what roads and easements the HOA is responsible for? We are using the county plot map. Plotted roads for the HOA include Chula Vista Road, most of El Rancho to the electric pole, Puesta Del Sol to the Brenner's property. Members asked for future clarification about road maintenance in our HOA documents, and what roads we are required to maintain.

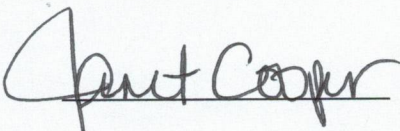
7. SCHEDULE NEXT MEETING: Next quarterly meeting is Wednesday, March 5th, 2025.

Annual meeting is Wednesday April 23, 2025, at 6 pm.

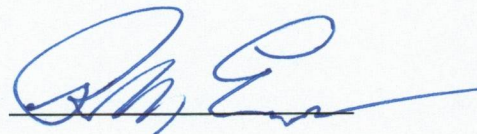
8. ADJOURNMENT At 8:10 pm

Motion: Adjourn the meeting

Action: by Larry, seconded by Jim. All approved, Meeting adjourned.



Secretary



President

Date:

3/6/25