

Minutes of Quarterly CBHOA Board Meeting for February 4, 2025

The meeting was called to order at 7 p.m. at the Santa Teresa Presbyterian Church by Noreen O'Haire. Board Members present were: Kathleen Gandara, Florence Schetgen, Ron Settle, Lisa Telford, and Harald Walther. Member Oscar Jimenez arrived late.

Ron Settle moved that the Agenda be approved. Seconded by Lisa Telford. Motion carried.

Lisa Telford asked that the Minutes of the November 8, 2024, be approved. Ron Settle seconded. Motion carried.

Kathleen Gandara moved and Ron Settle seconded that the officers for the year 2025 be Noreen O'Haire, President; Ron Settle, Vice President; Florence Schetgen, Secretary; and Lisa Telford, Treasurer. Motion carried.

President O'Haire announced that the Committee Chairpersons will be Social, Kathleen Gandara; Architecture, Harold Walther; Covenants, Ron Settle; and Grounds and Ponds, Oscar Jimenez and Noreen O'Haire. Per question by Debbie Pietzsch, Committee members will be selected by the Chairpersons. It was moved by Kathleen Gandara and seconded by Ron Settle that the committee chairs be approved. Motion carried.

Financial Report, including a compilation for 2024, was addressed by Oscar Rico of Dana Properties. Rosalinda Lozano had multiple questions. She suggested that we "adjust budget by adding a bad debt expense for #206 in the amount of \$2304," that it is "not noted on the budget – Transfer to reserve should be reduced by \$120 for #206," that we "adjust 12/31/24 by setting up an allowance for bad debt and bad debt expense in the amount of \$2870 for past due fees for # 206."

She asked "Are we planting trees for the ones removed?" Answered, "No," by Florence Schetgen, who cited the report of Vern Autrey, Arborist, who said we are "over-planted," and for that reason new plantings struggle for adequate sunlight to survive. Debbie Pietzsch asked if we could have a copy of the report," and was told it would be made available.

Further questions by Rosalinda Lozano, included: Where are the pond and lawn treatment supplies stored, and was told they are stored in the CB work shed. She asked about the removal of Christmas lights on personal properties, cited that pick up for trash in the contract is "between 8:30 and 9 a.m." but is not being picked up until 10:30, the back patio at 115 is being used for storage, and then suggested we put a lien on 206 for past due fees. It was explained that 206 is owned by a bank as it was a reverse mortgage. All issues will each be appropriately dealt with.

Lisa Telford moved that we ask Oscar Ricco to get an auditor compilation for our audit of 2024. Seconded by Harald Walther. Motion carried.

Bob Reneau presented his report on the health of the water in the pond, his on-going study and recommendations. The first and easiest change was listed as number one, that of not feeding the ducks, fish or turtles. It was moved by Ron Settle and seconded by Lisa Telford that we amend the Rules and Regulations to prohibit residents from feeding ducks, turtles and fish. It was moved by Ron Settle and seconded by Lisa Telford that we implement recommendations one through seven and that we order the aeration pump from number eight to be used in the pond nearest the work shed. Motion carried.

A motion was made by Kathleen Gandara, seconded by Oscar Jimenez that we impose a fine of \$25 for any dogs off leash on the property. Motion carried.

Priorities and Projects for 2025, included making efforts to improve communication between the Board and the community, suggestions for the newsletter, and the reserve study. Oscar Ricco was asked to find someone to do a reserve study.

Dates announced were: Next Meeting: Tuesday, March 25; Garage Sale, To be decided by the Social Committee; and Spring Party, Saturday, April 26, 2025.

The meeting was adjourned at 8 p.m. by President O'Haire.

Respectfully submitted,

Florence Schetgen, Secretary