

## Minutes of the CBHOA Board of Directors Meeting for March 31, 2025

The meeting was called to order at 7:07 p.m. at the Santa Teresa Presbyterian Church by President Noreen O'Haire. Board Members present were: Kathleen Gandara, Florence Schetgen, Ron Settle, Lisa Telford, Oscar Jimenez and Harald Walther.

The Welcome included personal introductions of those in attendance in the audience and an announcement that 108 Bernice Place formerly owned by Francia Pedigo is now owned by Joel Arrigucci and is for rent. Todd Bundy is the new renter at 203. Juan Carlos at 250 has purchased the Orlando Cervantes home at 248.

Ron Settle moved that the Minutes of the February 4, 2025 meeting be approved. Lisa Telford seconded the motion. Motion carried.

Business arising from the Minutes included notices that the Compilation will be sent out to everyone by e-mail, that the lien on 206 has been filed, and the Reserve Study Motion which passed at the Annual Meeting has been researched by Oscar Rico. There is a four-page proposal and the study will cost \$4,720. Noreen O'Haire explained where the money would be found to cover this from the current budget. Florence Schetgen moved that we move ahead with this. Harald Walther seconded the motion. Motion carried.

Oscar Jimenez reported that the diffuser has been installed at the end of the Long Pond near the Maintenance Shed. The diffuser will help to reduce the muck at the bottom of the pond as do the products introduced weekly into the ponds. "The Grounds Gossip" is available on line and Oscar said that each section of the property will have a "point person" for closer communication. Ron Settle moved that we purchase the infertile weed-eating carp at a cost of \$630 this spring which includes licenses and shipping. Seconded by Harald Walther. Motion carried. A motion was made by Florence Schetgen and seconded by Kathleen Gandara that we fund an application of gypsum at a cost of \$800. Motion carried. The gypsum will help to break up the clay in the soil.

Harald Walther announced that there will be a Saturday walk-through to check on property issues. Home owners will be notified of any concerns through Dana Properties.

Ron Settle reported the addition to the Rules and Regulations of a \$25 fine for dogs off leash and a notification not to feed the ducks, fish and turtles.

Kathleen Gandara reported that the Spring Picnic will be at 1 p.m. Sunday, April 27, in the Common Area between 213 and 215.

It was moved by Harald Walther and seconded by Ron Settle that the Board acknowledges Dana Properties as the custodian of record for Association documents as set out by the New Mexico Homeowners Act 47-16-5 and will ensure that these documents are delivered to Dana Properties and further that the Board will draft for the Annual Meeting an amendment to the Bylaws which will outline this policy. Motion carried. It should be noted that Dana already has on electronic record the minutes from 2014 to date and paper copies of earlier minutes 1985 to date have always been stored with Dana.

Members concerns included ensuring sprinklers were working well before the reseeding and checking rules and regulations for clarity.

The next Board Meeting will be held April 28, 2025.

Respectfully submitted,

Florence Schetgen  
Secretary