

Minutes

Mesilla Acres Estates HOA Board of Directors Meeting



DATE	August 18, 2025
TIME	6:00 p.m.
LOCATION	2845 Mesilla Acres Road (Glaspy Residence)
MEETING CALLED TO ORDER BY	Will Glaspy – President

IN ATTENDANCE: Will Glaspy, Michelle Hampton, Kori Walker, Jennifer Blazer, Travis Gutierrez, Cynthia Glaspy

APPROVAL OF MINUTES: May 6, 2025, Board of Directors Meeting

AGENDA ITEMS & DISCUSSIONS

OLD BUSINESS

Insurance Update – Michelle Hampton

- The HOA's Directors & Officers and General Liability insurance coverage was renewed at \$1,303.00.
- Renewal term extends through June 2026.
- The Board will assess coverage prior to the next renewal date.
- Coverage levels remain unchanged.

The Mesilla Acres Connection Newsletter – Cynthia Glaspy

- The Board of Directors remains committed to keeping neighbors informed, engaged, and connected through the newsletter.
- Issue 5 will be sent to homeowners via email two weeks before the 4th Quarter Board of Directors Meeting, tentatively scheduled for November 2025

Landscaping Update

- **Entryway Enhancements:** Updated landscaping with drought-tolerant plants, prioritizing lasting value, low maintenance, and year-round appeal. Two plants were replaced (free of charge) on August 18, 2025.
- **Extreme Landscaping – Irrigation System Update (Pine Trees):** Most recent walkthrough conducted on August 18, 2025. Update provided regarding irrigation system condition and performance.
- **Pine Tree Maintenance – Discussion and possible action regarding replacement of pine tree.** The Board will consult with Extreme Landscaping to assess soil conditions to determine if replanting a pine tree is viable, given that two prior pine trees have died in the same location. Seasonal timing for replanting will also be considered. Decision tabled until recommendations from qualified experts are received.

- **Cypress Tree Spider Mite Treatment:** Extreme Landscaping completed three applications to treat the 12 cypress trees for spider mites. Treatment appears to have been effective in eliminating the presence of spider mites.
- **Pecan Trees:** Trees are healthy and doing well. Regular watering is scheduled for Fridays from 4:00 a.m. to 10:00 a.m.

NEW BUSINESS

Financial Summary – Treasurer’s Report (Jennifer Blazer)

- July Starting Balance: \$10,773.49
- Income: +\$4,800.00
- Expenses: -\$5,809.24
- Ending Balance: \$9,764.25
- Prepaid Dues: \$3,100.00

Monthly Expenses to HOA

- All regular expenses were recorded with the exception of:
 - Insurance auto-renewal at \$1,303.00
 - Two charges from Sperlonga (Credit Reporting) at \$18.90 each. Jennifer will follow up with DANA Properties since Sperlonga was cancelled.

DANA Properties

Aged Owner Balance (Monthly Report)

- One homeowner remains past due; check was mailed but not received (Atlanta address). Oscar Rico has indicated that this is a common problem with checks being mailed to their bank in ATL. He provided the homeowner with a local address for future reference.
- Demand for Payment Letter sent August 14, 2025, to the homeowner.

Public Information Requests: Discussion of Steve Barnhill’s Records Request dated July 16, 2025.

Enumerate Engage: This app supports one-time payments. Will & Cynthia Glaspy will contact DANA Properties (Sheldon & Oscar) for any additional information to include in the next newsletter.

Architectural Review Committee (ARC) - Cynthia Glaspy

New Construction Updates

- Reviewed Mesilla Acres Estates New Construction Table (Updated June 2025).
- One undeveloped lot remains; no new Architectural Approval Request has been received.

Report on Exterior Project Requests (modifications, changes, additions)

- Reviewed ARC Request Summary Table (Updated August 2025)

Bylaws Article V, Section 2 – “Delinquent Accounts”

Discussion and Possible Amendment

- The Board amended Article V – Assessments; Section 2 – Delinquent Accounts to ensure a friendlier approach for addressing overdue assessments.
 - 30 Days (1 Month) Past Due – Courtesy Notification
 - 60 Days (2 Months) Past Due – Courtesy Follow Up
 - 90 Days (3 Months) Past Due – Demand Letter
 - 150 Days (5 Months) Past Due – Notice of Intent to file a lien on property in 30 days
 - 180 Days (6 Months) Past Due – A lien affidavit against the property will be prepared and filed in the public records of Doña Ana County, New Mexico.
- Amendment reflects the Board’s desire to ensure fairness and prevent inadvertent reporting of negative credit data to monitoring agencies.

LEGAL UPDATE – Barnhill v. Mesilla Acres Estates HOA

- Deposition: Travis Gutierrez, September 4, 2025
- Mediation: September 25, 2025 (Zoom) – for Travis Gutierrez, Will Glaspy, Michelle Hampton, and Reggie Speer.
- Pre-Trial Conference: January 29, 2026 (in-person).
- Non-Jury Trial: February 23 – March 6, 2026, at 8:30 a.m.
- Attorney Kyle Moberly has not yet submitted an invoice for services.
- A Special Assessment may be required to cover legal fees.
- Board of Directors will continue to provide updates via the neighborhood newsletter.

OTHER BUSINESS

- Jennifer Blazer will research a board-specific email group to maintain HOA communications in a central drive for improved record management and historical documentation.
- Extreme Landscaping Proposal: The Board wishes to negotiate contract costs; renewal is tabled. Will Glaspy will follow up.
- West Gate: Will Glaspy will follow up with APEX Technologies to arrange an inspection of the west gate.

ADJOURNMENT

A motion to adjourn was made by Michelle Hampton and seconded by Jennifer Blazer. The meeting was adjourned at 7:39 p.m.

Date of Approval: August 19, 2025