

Minutes of the CBHOA Board of Directors Meeting of Monday November 17, 2025

The meeting was called to order at 7 p.m. at the Santa Teresa Presbyterian Church by President Noreen O'Haire. Board Members present were Kathlyn Gandara, Florence Schetgen, Lisa Telford, and Harold Walther.

President O'Haire introduced herself and asked all present to introduce themselves, state their house number and something about themselves. President O'Haire thanked Sherri Miller, daughter of Bob Elliott, who suggested we submit a claim to the insurance company for the pump which recently hit by lightning. A check for \$6,500 was received earlier today.

The Minutes of the October 21, 2025 meeting were corrected. The motion to pass the corrected minutes was made by Lisa Telford, seconded by Harold Walther and passed.

President O'Haire announced the names and addresses of new residents. She cautioned that there was a dog attacked by two coyotes early in the morning and couple of rattlesnakes recently killed or removed from the neighborhood.

Lisa Telford reported for the Nominating Committee. Nominees are Bob Reneau is seeking the two-year opening. Nominees for three openings for the three year terms are: Zorn Sunshine, Laura Rivas, Ernesto Rodriguez Sosa, and Bob Underhill.

President O'Haire gave an update of the Road Repair, explaining again how Part Two of the work will require residents not to drive through those areas being impacted, and not watering those areas being worked on.

Oscar Rico from Dana Properties explained the financial report showed that we were below budget last month, and are in a financially healthy position.

President O'Haire went over the Reserve Study detailing the need to increase dues by 10 per cent for next year beginning January or \$19. This increase would also go directly into a Reserve account. As the Board is able to raise dues each year by 10 per cent, this will not need approval from the entire community. The Board recommends that the new board consider increasing dues by 10 per cent each year for the next two years also. Kathleen Gandara moved we increase dues by 10 per cent for 2026. Seconded by Harold Walther. Motion carried.

Florence Schetgen moved we continue our contract with Dana Properties, at the same rate; seconded by Lisa Telford. Motion carried. Lisa Telford moved we continue all three contracts with Yard Dogs (Trash, Ponds, and Yards), at the same rate, with slightly different wording which would require additional monitoring. Motion seconded by Harold Walther. Motion carried. Lisa Telford moved the Board find an expert to analyze the condition of the ponds including the walls. Seconded by Harold Walther. Christmas lights will go up December 5.

Lisa Telford moved we approve the proposed budget. Florence Schetgen seconded. Motion carried. Kathleen Gandara announced the Association Christmas Party at 210 will be December 13 at 5 p.m. The Annual Meeting will be January 6, 2026. The meeting adjourned at 8:06 p.m.

Respectfully submitted,  
Florence Schetgen, Secretary