

## Minutes – SCE Board Meeting – September 26, 2023

- Marise reviewed the proof of notice.
- Marise established the quorum, with all 3 board members in attendance, Karen Foster, Brisa Garcia, and Marise Textor.
- Other attendees included:
  - Sheldon Wheeler representing staff at Dana Properties
  - Property owners: Samuel Weissman (386 Rocky Pointe), Victor LeGloahec (400 Lechuguilla)
- Karen moved and Brisa seconded to approve minutes of February 2023 board meeting. The vote was unanimous.
- Although the agenda allowed comments/feedback from property owners in attendance (3 minutes per owner), only one comment was made at this time, thanking for work at the front gate.
- Financials review
  - August 2023 financial review and status of overdue payments – Brisa reviewed the August 2023 financial statement. She commented that it was nice to see a healthy balance that will fund emergency repairs. A couple of accounts were still overdue. Expenses are primarily typical monthly expenses. Marise will review the water as soon as Oscar provides the water report, because the last water bill was high.

Dana Properties (DP) sent demand letters to the second and fourth property owners on the delinquent list. Next steps for these include sending demand letters from the attorney. The third one made a payment of \$1,000 in August and was supposed to provide a schedule. He paid half of what he owes. We continue to assess late fees to the account, monthly. The board voted unanimously that DP send another demand letter to him from the attorney.

- Old business
  - Brisa moved and Karen seconded to remove \$6100 from receivables for fines for 428 San Clemente because the property owner quickly resolved all violations. The vote was unanimous. Sheldon will take care of this, will be on the September financials.
  - Status of street sign replacement – We canceled Yard Dogs for this work due to the length of time they were taking. We gave the approval to Apache Barricade to move forward with the signs. They will install them as they are ready instead of awaiting all the signs. Should see the signs start to go up within another week or two.
  - Status of street sweeping and scheduling for fall cleanup – should be scheduled automatically. Sheldon will followup.
  - Bids and scheduling for common area and arroyo cleanup – Brisa will reach out to another contact to see if they are willing to provide a bid. Sheldon has one additional contact plus Brad Gelo.
- New business:
  - Appointment of new members to the Architectural Review Committee (ARC) – Did not take any action because the Governor did not sign the legislation requiring this as a board action.
  - 5% per year property assessment increase to keep up with inflation – One homeowner spoke out in favor of the 5% for one year but not in perpetuity. Karen and Brisa stated agreement to raise the dues 5% for 2024. Brisa spoke of deferred maintenance in past years. We had a lot to clean up and we did so in a short period of time. We want to keep the property values intact. Still need more rock wall repairs, sprinkler system repairs, median rebuilding. Karen spoke to the sprinkler repairs 2 years ago, and the entire system needs to be replaced. Karen moved to increase dues by 5% for 2024. Brisa seconded. The vote was unanimous. Sheldon will ensure that the invoices for 2024 are 5% higher than the 2023 invoice.
  - Process to send delinquent accounts to collections and/or credit bureau – [HB886](#)
  - Rocky Pointe median and sprinkler repairs – wait until more of the construction is done. Wasting funds to repair now. There are five active construction sites on Rocky Pointe now – 2

- are Gil's and 3 are Travis'. Contractors parking everywhere. Keep this on the agenda as a standing agenda item until the construction completes and proceeding will be a good idea.
- Status of rock walls: We discussed whether additional repairs would be needed for 2024. There are two places where the tops have lifted and buckled. There will be more as time passes. Two may not be enough to get a quote. Across from the Rocky Pointe mailboxes, there is a crack that starts at the top of the rock wall to the bottom. Took pictures to see if it grows, and the wall is leaning and has been damaged. Guessing that the earth work in the area moved the wall. Brisa will look for another rock wall repair company to get a quote. Brisa moved that we investigate what repairs are needed, get at least two quotes, and proceed if repairs are less than \$10,000. Karen seconded. The vote was unanimous.
  - Rocky Pointe added stop sign – Might need a 3-way stop. Also need to reach out to the builders. Stop sign might not be visible with the way the cars are parking. No action taken.
  - Input from property owners and Board on priority community upgrades/repairs for 2024 –
    - Proceed with rock wall, arroyo cleanup. Sprinklers – can we rerun using the median instead of the properties – need to open trenches on people's properties, and put the black pipe inside a PVC pipe where it can be pulled out and new pipe run when replacement is needed.
    - Medians and landscaping are important to the community, value added to the neighborhood.
  - Financial audit in 2024 – we have never had a financial audit for SCE. It would be difficult to go back more than 2 years when this Board has been in place. Getting an audit for the two-year period would provide good peace of mind to property owners. Do not expect a 2-year audit to cost more than \$10,000, based on costs that Brisa has paid for audits of her company. Brisa moved that we do a 2-year audit for 2022 and 2023, get 2 or 3 quotes, and if the price is less than \$10,000, proceed in early 2024. Karen seconded. The vote was unanimous.
  - Adoption of policy to address [HB614](#) re levying of fines and opportunity for a hearing – Marise moved that we develop a policy to fill in the gaps of our schedule of fines per the legislation and finalize by email, with no new changes to the schedule of fines already adopted, and distribute by email and post on the website after filing with the County Clerk. Karen seconded. Unanimous.
  - Initial planning for 2024 budget – Sheldon will send a proposed budget for 2024 in October. The Board will review. Will adopt in November or December.
  - Initial planning for 2024 annual meeting – Can we hold a Board meeting after the annual meeting so that issues can be discussed? We could also hold the first meeting by zoom and do the second one in person. Will follow this plan.
  - Executive Session: Construction Liaison performance – dropped this agenda item for today. Travis' job sites need some improvement, Brisa will discuss with Patty.
  - Return to open session to announce any decisions made in Executive Session - executive session not held.
  - Adjourn meeting – meeting adjourned at 7:39 p.m.

Minutes approved at SCE Board meeting, 2/27/2024