

Homestead Landowner's Association
Board of Directors' Meeting - Minutes

December 14, 2025 – 2pm

Attendees: *Tim Fornof (President), Steve Benson, (Vice-President), *Jim McDaniel (treasurer), Shannon Hunter (Director), Robbin Stasny (bookkeeper), Robyn Stevens (Secretary), *Sherry Hanshew, Steve Havill, Mary Ann Buckon, Cyndy Costanza, Mike Cosgrove, Rene Rodriguez, Declan Quinn, Cindy Black (*attended online)

Directors absent: Miki Ross (Jim and Sherry left for an emergency at 2:30pm)

Call to Order: Meeting Called to order at 1:59pm

Pledge of Allegiance/Moment of Silence/Prayer

Agenda Changes: Table Water Manager's Report to January 11, 2026, meeting (Raymon is absent)

Minutes: Shannon moved to accept the November 9, 2025, minutes as edited, Steve 2nds. Passed, vote unanimous.

Treasurer's Report: Jim gave a summary of the balance sheet, profit and loss report, and aging report. P&L:

November Dues Income was \$75.51. \$15,136 was originally invoiced, with \$12,274 collected.

Waterworks income: \$2,975 - Waterworks spent: \$151.52

There is approximately \$14,000 in arrears currently.

Taxes are completed for the year. The tax preparer charged \$838.99

HLA can now pay Socorro Electric online through their bill pay system.

Spending:

Socorro Electric: \$266.16

HLA Credit Card: \$311.51

Waterworks Credit Card: \$151.00

Robyn Stasny: \$455 Bookkeeping

Raymon: \$820 Waterworks management

Reimbursement: Miki Ross: \$91

MOTION: Shannon moved to accept the treasurer's report. Steve 2nds. Passed, vote unanimous.

Water Report: Tabled until January meeting.

Water assistant Manager update: Sherry has no updates currently.

Tim mentioned that New Mexico Rural Water Association website has a job openings board and suggested that we post the Assistant Water Manager position on that online board.

Collections Agency Update: Mary Ann Buckon

Mary Ann spoke with Recovery Solutions Group. They specialize in collections for HOAs by advocating between HOA and the debtor. They have a flat fee of 30-35%, that can be customized if necessary. There is no upfront fee. Their

success rate is about 80%. They give the debtor one of the following options: 1) pay in full, 2) make a payment plan up to 4 payments, 3) agree on a settlement amount. The debt does not transfer to their credit score.

Jim requested adding Collections to our Policies & Procedures as well as notify the HLA community of any changes/updates.

Committees and Projects

Member in Good Standing Policy – It was discussed that we should submit a change in the bylaws regarding the Member in Good Standing policy. Currently the policy allows for member to vote who are not paid up on all Dues/Water bills. It was requested that a ballot item for 2026 would disallow from voting any member who is in arrears.

Bylaws Updates:

Working from Tim Fornof's HLA Bylaws dated 12-11-25 as submitted to the board by email, the following changes were considered:

Article III A. Section 5.a: It was requested that a ballot item for 2026 would disallow from voting any member who is in arrears.

Article III B. Section 3.a: It was requested that a ballot item for 2026 would disallow from voting any member who is in arrears.

Article III D. Section 1: It was requested that the words “**upon advice of legal counsel**” be removed from the last sentence of the paragraph.

Article III E. Section 5: This paragraph was highlighted for review, but it appears we missed it in the discussions. This item should be reviewed at the January 2026 meeting. (Upon review Tim has stated the following: “Article III E. Section 5. There was no opposition to it. If you read the current bylaws there were unnecessary words removed but content remains the same.”)

Article IV Section 7.a: It was decided to leave in “**Phone Number, Mailing Address.**”

Article VIII D. Section 1.a: It was requested to strike “**as evidenced by records of HLA, Inc.**” from the sentence.

Article VIII D. Section 2.e: It was requested that this be included “**Beginning in the fiscal year of 2026 no water will be supplied outside the boundaries of HLA, Inc.**” (this is only after notifying Mr. Hargis in writing and verbally that we will be moving his meter, and then move the meter to a proper location)

MOTION: Shannon moved that we send a letter to Mr. Hargis to inform him that we will be installing a meter on HLA property by the 1st of the year 2026. Steve 2nds. Passed, vote unanimous

Tim volunteered to write the letter to Mr. Hargis.

Article IX Section 4: It was requested that the entire paragraph be struck from the bylaws. At this time, we do not know if there is an emergency fund set up as required in the bylaws as Jim McDaniel (Treasurer) had to leave the meeting early. We will table this issue until the January meeting when we can get input from the Jim regarding this item.

Water Use Agreement

Shannon read from Robyn's research into Water Service Terms of Use and the Ultra Vires Act, outlining why mandatory signatures create a legal risk for the board.

Buildings, Vehicles, Equipment, and Projects:

Backhoe update

Steve and Raymon looked at a backhoe a few weeks ago. They didn't think it would work for us.

Riprap update

Shannon was told to talk to the County Manager because riprap may have to wait for their next fiscal year budget process. She will update us when she speaks with him directly.

Correspondence - none

Open Forum

Barbara Owens would like to organize a spring yard sale at the HLA community building.

Mary Ann suggested having a head of activities for events like toy drives, food drives, game nights, etc. Cindy volunteered to help Mary Ann develop this idea.

Meeting Adjourned – 3:48pm