

Homestead Landowner's Association
Board of Directors' Meeting - Minutes
September 14, 2025 – 2pm

Attendees: Tim Fornof-President, Steve Benson-Vice President, Jim McDaniel-Treasurer, Raymon Sanchez-Director/Water Manager, Robyn Stevens-Secretary, Shannon Foutch-Director, Robbin Stasny-Bookkeeper, Valerie Shillington, Ian Shillington, Mitch McFarland, Steven Havill, Rob Stinson, Eva Cox, Ken Cox, Mike Koranda, Gillian Fryer, Keith Ward, Sherry Hanshew, Donna Fornof, Cyndy Costanza

Call to Order - The meeting was called to order at 2pm

Prayer/Moment of silence and Pledge of Allegiance

Sign-in Sheet - Filled out by all who attended

Agenda Changes - None

Board Nominations

Robyn Stevens nominated Steve Benson, he accepted the nomination. Steve was voted in unanimously with 4 votes.

Tim Fornof nominated Shannon Fetch, she accepted the nomination. Shannon was voted in unanimously with 5 votes.

Jim read a letter to the Board Members. (See attached)

Officer Nominations

Shannon Foutch nominated Jim McDaniel for Treasurer. Jim accepted and read an acceptance letter (see attached). Jim was voted in unanimously with 5 votes.

Jim McDaniel nominated Tim Fornof for President. Tim accepted the nomination and is voted in unanimously with 5 votes.

Shannon Foutch nominated Steve Bentsen for Vice-President. Steve accepted. And is voted in unanimously with 5 votes.

As a result of the September 14, 2025 board meeting, the updated board members/positions are:

Tim Fornof – President
Steve Benson – Vice President
Jim McDaniel – Treasurer
Robyn Stevens - Secretary
Raymon Sanchez – Director
Miki Ross – Director
Shannon Foutch - Director

Priorities

RipRap completion - Shannon Foutch volunteer to check on the progress of the riprap and requested blueprints for the project area.

Treasurer's Report - Jim McDaniel

Regarding expenses versus revenue, in the past month, we basically broke even. It was noted that we are pumping 2 times more water than we are billing.

We have agreements with all customers who owe \$400 or are 4 months in arrears. At this time there is \$15,000 owed in past due accounts. We might want to consider using a collection service for past due accounts. Nineteen (19) lots are currently in arrears. Sherry and Jim will research to verify how many properties currently have liens.

The yearly budget was reviewed and discussed.

MOTION: Shannon Fetch moved to accept the treasurer's report. Raymon 2nds. Vote unanimous.

Bills to Pay (August 2025)

Socorro Electric	\$297.51
Credit Card	\$ 40.73 Quickbooks

Credit Card	\$112.01 Fuel
Bookkeeping/stamps	\$568.00
Water Mgr	\$800.00

Reimbursements:

Miki Ross	\$111.00 Mileage/License fee
Sherry Hanshew	\$ 30.00 Lien/Notary
Sherry Hanshew	\$ 78.00 Stamps (newsletter)

TOTAL: **\$1,926.25**

MOTION: Shannon Fetch moved to accept the bills to pay. Tim Fornof 2nds.
Vote Unanimous.

2025 WATERWORKS AND HLA BUDGET

Jim McDaniel discussed/reviewed the proposed Waterworks and HLA budget, including the need for another user to access Quickbooks.

MOTION: Shannon Foutch moved to accept the 2025/2026 proposed Waterworks/HLA budget. Raymon Sanchez 2nds. Vote unanimous.

MOTION: Jim McDaniel moved to increase the Quickbooks budget by \$65/month to accommodate for another account user. Steve Benson 2nds.
Vote unanimous.

Lot Transfers

Lot 125 was sold by auction on September 10th. HLA had a lien attached to that lot, so Sherry will contact the new owner regarding the amount owed. Since the lien amount will now transfer to the new owner, we will be billing him/her for that amount.

Propane Update

MOTION: Jim McDaniel moved to stay with Pinnacle Propane provided we get on the Price Protect Plan that offers fixed rates and automatic deliveries..
Shannon 2nds. Vote unanimous.

Waterworks Report - Raymon Sanchez

There was a major line/valve break in our infrastructure. Virgil helped Raymon to isolate the shut-off valve. Raymon determined that it would be best to add another shut off valve along that line.

One cracked meter needs to be replaced.

It was noted that the variance is at 47.9%, very high

Raymon would like to purchase 2 meters, one for the cracked meter replacement and one to have on hand for future replacements.

The well depth is good at 50-60ft and staying steady.

Raymon cleaned the chlorine tank and is planning to clean the chlorine pump, Rob volunteered to help with that cleaning.

Jim suggested doing a survey of the meters, and creating a map of the line/meters infrastructure. Raymon and Jim will be working on the that.

Sherry suggested looking into meter rebuild kits. Raymon and Jim will check to see if that is a viable option.

Two meter boxes were vandalized/removed. They will need to be replaced.

MOTION: Jim McDaniel moved to include meters as basic maintenance items to keep in stock for maintenance and repairs. Shannon 2nds. Vote unanimous.

Well Enclosures Update - Shannon Foutch

Shannon will investigate state requirements for well enclosures and Raymon will take the enclosure measurements to determine the cost of materials needed.

Water Operator Assistant Update - Sherry Hanshew

Sherry posted the position on all available social media. One person responded, but their circumstances didn't align with our requirements.

Water Manager Certificate Update - Raymon Sanchez

There is a clerical issue that needs to be fixed, otherwise Raymon has met the requirements and will take the test for certification. Miki Ross has been re-issued her certification for 2025.

Bylaws/Policy Reviews Update - Tim Fornof

On September 24th at 10am the committee will meet to review the Bylaws, review/write Members in Good Standing clause, and write a Water Users Agreement.

Road Grading - Jim McDaniel

Jim will be meeting with Silver Gryphon Southwest LLC next weekend to survey the Homestead roads. If there is enough moisture on the roads, he will schedule the grading at that time.

Website - Sherry Hanshew

Sherry will be testing the community meeting room with mobile Starlink to see if Google Meets will work with the acoustics in the room. Google Meets is \$7/month, Starlink is \$69/month.

MOTION: Jim McDaniel moved to approve the website for use as HLA document access and control. Shannon Foutch 2nds. Vote unanimous.

Newsletter - Sherry Hanshew

Sherry created a newsletter, and it will be going out tomorrow by mail. Gillian donated a working laser printer for the HLA office.

Election Update - Sherry Hanshew

All three of the following items passed in the Special Election:

- 1) The board of directors may vote in part-time residents as any officer as is needed to fill officer positions to continue operating as a board.
- 2) All meetings may be attended in person or via virtual meeting such as Zoom and participation via virtual meeting shall constitute presence for quorum and voting purposes.
- 3) HLA increased the annual dues to \$100 per lot per year with the option for members to make monthly payments.

Building re-key

Tim Fornof will inquire about the cost to re-key the building. After some discussion it was determined that only board members will be issued keys to the HLA building. If a homeowner wants to view documents, a board member will accompany that person while they review those documents.

CORRESPONDANCE

A letter from Ron Gilbert was received regarding his water bill.

OPEN FORUM

Mitch offered to inspect the old community building for a potential sale of that building.

MOTION: Shannon Foutch moved to have Mitch McFarland research the potential to sell the old community building. Jim McDaniel 2nds. Vote unanimous.

Keith Ward is interested in creating a committee to assess and pursue the purchase of the backhoe. Raymon has been working on this project and will continue to do so. No formal committee was formed,

MOTION: Shannon Foutch moved to set the deadline for backhoe purchase to November 1, 2025. Raymon 2nds Vote unanimous.

Cyndy Costanza mentioned that wells five (5) and one (1) are on private property. She would prefer not to have them fenced as she would consider it an eyesore. We will need to check with State requirements about fencing surrounding wells before taking her request into consideration.

MOTION TO ADJOURN

Tim Fornof moved to adjourn the meeting at 4:35 pm. Jim McDaniel 2nds. Vote unanimous.