

Homestead Landowners' Association, Inc.
Meeting of the Board of Directors
Minutes for May 10, 2026 2:00 PM Draft

Attendees: *Tim Fornof (president), Steve Benson (vice president), Jim McDaniel (treasurer), *Eva Cox (director), *Miki Ross (director), *Mary Ann Buckon (director), Cyndy Costanza (director), Raymon Sanchez (water manager), Sherry Hanshew, Bernie Velasquez, John Pohl, Keith Ward, Zak Starer, Lynn Dodson, *Ken Cox, *Paul Buckon (* attended via Google Meet)

Call to Order: Meeting called to order at 2:01.

Agenda Changes: No agenda changes made.

Minutes: Jim made a motion to approve the 4/12/26 minutes. Cyndy seconds. Motion passed.

Treasurer's Report: Jim reported that as of 4/30/26 the checking account balance was \$24,209.91 and the money market account balance was \$27,708.99. He reminded the board that \$7000 of our funds are allocated for equipment purchase as it was left over from the sale of the dump truck and road grader. Jim summarized the balance sheet and profit and loss reports for April. He read the monthly spending report (filed with these minutes). Cyndy made a motion to approve the treasurer's report. Steve seconds. Motion passed. Jim presents the proposed annual budget for 2026-27 fiscal year. Steve made a motion to approve the proposed annual budget. Mary Ann seconds. Motion passed. Jim report that to add insurance coverage for \$25,000 to insure the backhoe tractor will cost \$500 for the year. Steve made a motion to add coverage for the tractor. Cyndy seconds. Motion passed. Jim will contact insurance agent to add.

Water Report: Raymon reported a significant overflow on water tank due to a problem with the float. Josh saw the water overflowing and cut the locks in order to fix. Raymon removed a meter from lot 99 and plans to remove meters from old buildings. There was continued discussion on the water variance which continues to be significant. Paul and Jim put together a group to start systematically pressure check the lines to begin searching for leaks. The group includes Jim, Paul, Tim, Steve, and Raymon. Keith will assist when he is in Datil. Raymon reported a customer opening and reading his meter. The board clarified that opening, looking at, and reading the meter does not constitute tampering or damage. Raymon said that the same customer is harassing him while he is doing his job. The board will open and investigation in the matter and decide how to stop any harassment. If there are threats made the sheriff needs to be called. Bernie will check into the laws for shutting water off and the statute on verbal abuse. Steve made a motion to approve the water report. Jim seconds. Motion passed.

Committees and Projects:

Water Funding Committee Update: Miki reported that the committee is still making contacts and collecting information.

Election Committee Update: Sherry reported that all is on track for the election and annual meeting.

Policy and Procedure: Jim made a motion to replace the Record Keeping section of the policy and procedures with the submitted paragraphs (included in these minutes). Steve seconds. Motion passed.

Tree Removal Update: Steve contacted someone in Socorro who may be able to help with removing dead trees from road easements.

Catron County slash pit information: Tim reported that there are two slash pits open in Catron County. One 16 miles SW of Datil off highway 12 and another south of 60 in Pie Town. The county official said these are for slash only and may be closed if any trash gets dumped.

Open Forum: Bernie asked about a community garage sale.

Announcements: Annual Meeting May 23 2026—potluck at 12:00pm, ballot deadline 12:30pm, meeting at 1:00pm
Next regular board meeting June 14, 2026 at 2:00pm

Adjournment: Steve motioned to adjourn at 3:32pm. Jim Seconds. Motion passed.