

Homestead Landowners' Association, Inc.
Board of Directors Meeting Minutes for
October 11, 2026 2:00 PM DRAFT

Attendees: Mary Ann Buckon* (vice president), Jim McDaniel (treasurer), Eva Cox (director), John Pohl (director), Sherry Hanshew, Ken Cox, Zak Starer, Cyndy Costanza, Keith Ward, Ian and Valorie Shillington
* attended via Google Meet

Absent: Steve Benson (president), Bernie Velasquez (director)

Call to Order: Meeting called to order at 2:00

A memorial plaque to Steve Havill was presented. Landowners donated funds for the plaque. Zak and Krista Starer created and donated it, so the funds collected for it will be donated to the Baldwin Public Library. A moment of silence was dedicated to Steve Havill.

Minutes: Jim made a motion to approve minutes for July 12, 2026 meeting. John seconds. Motion passed.

Treasurer's Report: Jim reported the bank accounts from the Balance Sheet: checking account \$33,084.46 and money market account \$27,835.83. He reminded the group that \$7000 is still designated for equipment purchases. He mentioned that the decrease in bank accounts this month is due to the yearly payment of our liability insurance and higher spending in water works for parts and equipment. Jim summarized the P&L report for HLA and Waterworks. Jim read the spending report for expenses in September (filed with minutes). John made a motion to approve the treasurer's report. Eva seconds. Motion passed unanimously.

Jim reported the need to update our bank accounts by removing Robyn Stevens as a signer and adding Mary Ann Buckon as a signer to the Nusenda bank accounts.

Water Report: Jim reported leak repairs done on lots 98 and 90. There is still significant water loss in our system. UNM will be visiting next week to do some testing of water meters and will bring some listening equipment to help with leak detection. Also this month, NMED came out to check nitrates. The water sample came back in spec. Jim reported that WNMC have completed their underground drilling for fiber optic cable and did not hit any of our water lines in their process. John made a motion to accept the water report. Eva seconds. Motion passed unanimously.

Open Forum: Ian offered to loan his dump trailer for HLA road projects if needed. Valorie reported that her son Bryan had helped shore up some areas during the big rains, and that the culvert at Juniper and Log Cabin Road needs to be unburied. Zak reported that he will be putting a seasonal coat of poly on our entrance sign for regular maintenance. Cyndy asked about the status of repairing her driveway as it is also the access road to well 4. John proposed purchasing a propane tank instead of renting. Ian suggested looking into a backup electric system. Sherry announced that Jim completed the requirements and passed the test to be a Small Water Utility Operator in New Mexico.

Announcements: Next regular board meeting November 8, 2026 at 2:00pm

Adjournment: Eva made a motion to adjourn at 2:56. Jim seconds. Motion passed unanimously.