

**Homestead Landowner's Association**  
**Board of Directors' Meeting - Minutes**  
**November 9, 2025 – 2pm**

**Attendees:** \*Tim Fornof (president), Jim McDaniel (treasurer), Raymon Sanchez, Robbin Stasny (bookkeeper), Robyn Stevens (Secretary), \*Miki Ross (Director), Sherry Hanshew, Steve Havill, \*Ken and Eva Cox, Declan Quinn, Mitch McFarland, Zak Starer, \*Paul Buckon, \*Mary Ann Buckon (\*attended online)

**Call to Order:** Meeting Called to order at 2:00pm

**Pledge of Allegiance/Moment of Silence/Prayer**

**Agenda Changes:** None

**Minutes:** Robyn made a motion to accept the minutes from the last board meeting, Miki seconds. Motion passed.

**Treasurer's Report:** Jim gave a summary of the balance sheet, profit and loss report, and aging report. P&L: October Income from from HLA dues was \$320. \$15,136 was originally invoiced and so far, we have collected \$12,405  
HLA spent: \$486.23  
Waterworks income: \$1,959.53 Waterworks spent: \$1,892.53  
Aging: There is over \$15K in past due invoices for water and dues collectively.

Liens: There is 1 current lien with a potential for 8 more. Lien notice letters to be sent out. Discussion of the value of the cost liens (\$35) that expire after 2 years versus the potential to collect. None of these properties are actively using water.

**MOTION:** Miki moved that the board proceed with placing liens on the eight properties currently in arrears. Robyn 2nds. Vote unanimous.

Jim would like the board to consider using a collections company to recoup the aging bills. Mary Ann volunteered to research collections companies.

**MOTION:** Jim moved that the board proceed with collections research, with Mary Ann serving as Head of Research. Upon review of her findings, the board will determine whether to engage a collection agency. Tim 2nds. Vote unanimous.

Jim gave a detailed breakdown of spending receipts for October(attached).

In November, Steve Benson was added as a check signer.

Jim requested that he be the first point of contact for billing questions and issues, rather than calling Robbin Stasny.

**MOTION:** Tim moved to accept the treasurer's report. Robyn 2nds. Vote unanimous.

**Water Report:** Ramon gave water report. He offered a solution to purchasing a new tank. We could buy a tank bladder, that is about half the cost of a tank.

Water was tested with good results. (Testing report is attached)

Continuing mouse problem in the wellhouse on the hill. He has taken steps to clean out the rodents/snakes.

The water manager test is next week; Raymon will be taking it.

Raymon put a lid on Steve Cochran's meter box. Steve removed it and threw it in the road.

Water Manager phone line: Raymon prefers to use his personal email, cell, landline. He requested posting his contact information on the website

**MOTION:** Jim moved to accept the water report. Robyn 2nds. Vote unanimous.

**Bylaws Committee Update:** Tim emailed the proposed bylaws to the board. The board will continue to review them until the week after Thanksgiving. Tim requested that the board send any comments or suggestions until that time.

**Policies/Procedures Update:** Tim hasn't updated these yet. He suggested reviewing them in sections, so that they can be approved little by little over time.

**Water Use Agreement Discussion:** There are 18 dormant payers, and 11 base rate payers. Jim is concerned that if these people are pushed to sign a water use agreement, they might just turn off their water entirely which would impact the Waterworks income by \$6,500/year (20% potential loss). The board is requested to look at the water use agreement, make suggestions, and be prepared to vote on it in the December meeting.

Tim would like to see all meters that are not located on easements to be moved to easement locations.

**Buildings, Vehicles, Equipment, and Projects:** Backhoe update: Raymon went to Texas to look at a backhoe. Unfortunately, he did not I think it was a good fit for us based on its condition. He is continuing to look for a backhoe that will work for us.

**Old Community Building update:** Mitch listed the building for \$18,000. He has had some comments and offers in response. He has one possible serious buyer. The electronic box will be sold with the building. We will bring the fridge and pool cue rack to the HLA building community room. He will be reposting the building for sale tonight for a price of \$16,000

**Road Grading Update:** Jim reminded the board that we have 2 more free road gradings coming up. There is nothing scheduled yet.

**Riprap Update:** tabled until December

**Tech Update:** Sherry purchased a mic for online meetings, if it works to improve the audio we will keep it and reimburse her for the cost. The website is ready to go live, Sherry is waiting for feedback from one more board member.

**MOTION:** Robyn moved that the board reimburse Sherry Cranshaw in the amount of \$105 for the purchase of a microphone. Miki 2nds. Vote unanimous

**Correspondence**

Letter from Public Regulation Commission Re: Warning Letter, Case No. 25AG190561, Section 62-14-3C NMSA 1978 – Failure to make an excavation locate request to the one call notification system (see attached)

**Open Forum**

Board and members thanked everyone involved with setting up the new online tech system for the community room.

Big thankyou to Declan for repairing the broken window and cleaning out the faucet in the community bathroom.

Tech system evaluation: Ken commented that he could hear the board members but that the community speakers should stand at the mic for online guests to hear them. He also requests the speaker identify him/herself before speaking.

Meeting Adjourned – 4:40pm