Homestead Landowners' Association, Inc.
Meeting of the Board of Directors
Minutes for April 12, 2026 2:00 PM

Attendees: *Tim Fornof (president), Steve Benson (vice president), Jim McDaniel (treasurer), *Eva Cox (director), *Miki Ross (director), *Mary Ann Buckon, Raymon Sanchez (water manager), Sherry Hanshew, Steve Havill, Bernie Velasquez, Ian Shillington, Valorie Shillington (* attended via Google Meet)
Absent board members: Cyndy Costanza – prior appointment

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

Agenda Changes: No agenda changes made.

Minutes: Jim made a motion to approve the minutes for 3/8, 3/17 and 4/8. Steve seconds. Motion passed.

Time Keeper: Mary Ann discussed the need for a time keeper to be respectful of everyone's time. Suggested time limit for presenting is 5 minutes plus discussion. The board is going to be flexible to see how it works out and adjust as needed. Mary Ann agreed to be the time keeper for the board meetings.

Treasurer's Report: Jim reported that as of 3/31/26 the checking account balance was $23,782.26 and the money market account balance was $27,684.19. 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 March. He read the monthly spending report (filed with these minutes).

Collections update: By sending out letters and talking with past due members, we have collected **$5877.10** and brought 5 past due accounts current. We are still working with 3 past due accounts that will hopefully be resolved, which would bring in another **$1082.29.** There are still 9 members that have not responded for a total of **$8976.11**. These 9 were to be sent to collections, however, the agent said that because of the age and dollar amount and that we had so little information on the customers, they would not be able to help us. If anyone would like to research another agency or try to contact these 9 members, that would be of great value. Ian and Valorie will see if they have any information on how to contact the past due members. Bernie will talk to the post office about the possibility of getting current addresses from them.

Insurance update: Jim spoke to the insurance agent about our current policies. He is confident that we are adequately insured. One exception is that the new backhoe/tractor is not covered and needs a separate policy. Jim recommends that we purchase a policy for it and will bring it to the board for a vote after he gets a quote. Tim said that we should also insure the old Ford tractor. Jim will get a quote for adding that as well for the board to consider. Jim also recommended removing the bookkeeper from our workers comp insurance when it comes up for renewal.

Steve made a motion to accept the treasurer's report. Mary Ann seconded. Motion passed.

Water Report: Raymon stated that while water production is stable, there are still large unknown losses. Efforts to find leaks continue. There are buried meters with moisture that he needs to unbury and check out. He is still concerned about the uphill tank leaking. Tank replacement cost is about a dollar per gallon but he didn't know how much installation would be. The cost of a tank inspection would be about $3500. The Hargis meter was installed, and he doesn't think there is a leak in between the meters as their usage for the month was typical. A volunteer group will be put together to put in the water line (to eliminate the dead end that could present a continued contamination risk) and the old meter off HLA property will be removed at the same time. The backhoe needs greasing, but we don't have a grease gun. Jim will be in town and will purchase a grease gun and grease. Raymon needs colored reflective tape to mark the relief, flush, etc. valves as color coded on the water map. Sherry will source the colored reflective tape. Raymon did not pass his certification exam and will schedule to take the test again. Raymon has not heard back from the annual water testing that needed to be re-done. He will check into it. Jim made a motion to accept the water report. Steve seconds. Motion passed.

<u>Water System Funding Committee Update:</u> Miki reported that the committee had their first meeting and have scheduled a recurring meeting monthly. At the first meeting members of the committee were assigned tasks. A committee update will be scheduled on the monthly board meeting agenda.

<u>Election Committee Update:</u> Sherry reported that the election packets have been assembled and will be mailed/hand delivered starting Monday 4/13/26. Sherry thanked Mary Ann and Cyndy for their help getting the election packets assembled and sent out.

<u>Policy and Procedure:</u> Jim made a motion to remove the section "Board and Board Officers" from the HLA Policy and Procedures (explanation sheet filed with these minutes). Steve seconded. Motion passed.

<u>Correspondence:</u> none

<u>Open Forum:</u> Ian is concerned about all the dead trees in the Homestead. He said the board should send out a letter to members to request permission to go on private property to cut trees to fire wise the community. Jim suggested that there is plenty of easement along the roads that volunteers can work on without permission. Before sending out permission to enter letters, volunteers should be assembled. Steve H. also said that the first step should be to clear the HLA right of ways with volunteers this year. Sherry will help to notify property owners through website, Facebook, and newsletters. She will seek out contact information for anyone in the area hiring out tree clearing in the area to include with communications. The bookkeeper will put a note on the water bills. There was a discussion of what to do with slash from downed trees. Tim will contact the county to see if they are accepting slash and the cost. HLA slash pit and tree removal on HLA easements volunteer group to be added to next month's agenda. A fire wise discussion of dead trees to be added to the annual meeting agenda. Valorie thanked the board for all they are doing including the improvements and streamling the board meetings.

<u>Announcements:</u> Discussion on whether anyone needed to change the next meeting due to Mother's Day. No conflicts were noted. Next regular board meeting is May 10, 2026 at 2:00pm.

<u>Adjournment:</u> At 3:33pm Steve made a motion to adjourn, and Jim seconded. Motion passed.