

Homestead Landowner's Association

Board of Directors' Meeting - Minutes

January 11, 2026 – 2pm

Attendees: *Tim Fornof (President), Steve Benson, (Vice-President), Jim McDaniel (Treasurer), Robyn Stevens (Secretary), *Eva Cox (Director), *Miki Ross (Director), Raymon Sanchez (Water Manager), Sherry Hanshew, Steve Havill, *Mary Ann Buckon, Cyndy Costanza, Andy, Declan Quinn, Bernie

Directors absent: Shannon Hunter (Director)

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

Pledge of Allegiance/Moment of Silence/Prayer

Agenda Changes: Removed collections from the Waterworks Report (it will be covered in the Treasurer's Report)

Minutes: Steve moved to accept the December 14, 2025, minutes as revised/edited, Jim 2nds. Passed, vote unanimous.

Treasurer's Report: Jim gave a summary of the balance sheet, profit and loss report, and aging report.

P&L: **November Dues collected** \$0. \$15,136 was originally invoiced, with \$12,274 collected so far. HLA spent in December: \$813.00

Waterworks income collected: \$2,337 - Waterworks spent: \$1,937

There is approximately \$15,000 in arrears currently.

Taxes are completed for the year. The tax preparer charged \$853 - Jim suggested looking for another accountant as the tax preparation fee seems high for a small business like ours.

Jim reported that he is developing standard operating procedures for the treasurer to ensure procedural consistency.

Spending:

Socorro Electric: \$258.06

HLA Credit Card: \$127.80 (Starlink \$49, Socorro Electric \$39.80, Datil PO Box \$39)

Waterworks Credit Card: \$541.15 (Rural Water Membership \$175, fuel \$53.02, fuel \$36.06, parts \$92.15, State Farm truck insurance \$184.92)

Robyn Stasny: \$420 Bookkeeping

Raymon: \$920 Waterworks management

Reimbursement: Miki Ross: \$91

NM yearly taxes: \$99

Accountant fee/taxes \$853

Collections report

Jim read an update on collections, reporting that 14 members are eligible to be sent to collections. He noted that the collections policies and procedures need to be updated. It was recommended that we send the 14 landowners a letter notifying them that their accounts will be referred to a collection agency. After discussion, the Board decided the letters will be sent via Certified Mail. It was further noted that the collection agency may be able to locate current addresses for some landowners, or that the post office may have forwarding addresses for those who cannot be located.

MOTION

Steven moved to update the collection's Policies and Procedures to read the following:

'If the above actions have not resulted in the past due amount being paid or a satisfactory payment agreement from the HLA member, the board may utilize a collection agency to recover the past due amount.'

Robyn 2nds, Passed, vote unanimous

MOTION: Steve moved to accept the Treasurer's Report. Robyn 2nds. Passed, vote unanimous.

Waterworks Report: Variance is still high. Raymon repaired some rusted lines. He found a possible leak at a landowner's property, but they aren't living on the property at this time. Jim and Sherry will be contacting them to request access to the property for further investigation.

The upper gravity tank pump is turning on more than usual. It may be a leak, or it may need to be pressurized.

Raymon would like to remove the meter/box from lot 145 (Richard Shanklin). Currently the line is disconnected. If the meter is eventually replaced, he will install it next to the shut off valve.

When the weather cooperates, he will be walking the lines to look for leaks.

Raymon and Steve are still actively looking for a backhoe, nothing to report today.

It was noted that the HLA frost free is locked.

Tim was concerned that someone may be using well #2 to pilfer water as someone was seen backed up to the well acting suspicious. Raymon explained that the valve is located inside the locked well house and that a person would need a key to access water.

Security fences around the wells are not required by the State

Water Manager Certificate – no update currently

Water Assistant Manager Update – Sherry posted the ad in the Rural Water website. She said that Shannon has a local friend who may be interested. She will contact her with more info regarding the position.

Hargas Letter

After reviewing the Hargas letter, it was suggested that language be included stating that, once the integrity of the new meter and line is confirmed, the Hargas' will be responsible for all future repairs and maintenance from the point of installation to their residence.

MOTION:

Tim moved to add a version of the following to the Hargas letter:

'Once the integrity of the new meter and line is confirmed, the Hargas' will be responsible for all future repairs and maintenance from the point of installation to their residence.'

Steve 2nds. Passed, vote unanimous.

Tim will add the new paragraph to the letter and email it to the board for approval.

MOTION

Jim moved to approve the Waterworks Report, Steve 2nds. Passed, vote unanimous.

Election Update

According to the bylaws, an election committee made up of 3 HLA landowners and 2 board members is required. Eva Cox and Cyndy Costanza volunteered for the election committee. We are looking for 2 more landowners and 1 more board member. Robyn will post a request on the Facebook group.

Bylaws Committee Update—Tim

Jim discussed that by leaving in the requirement of setting aside 15% of all waterworks revenue in the proposed new bylaws, the board would be required to raise water rates again. 15% of proceeds would require about \$4500 to be set aside each year. The most recent raise in water rates was to try to make waterworks solvent after losing about \$5000 the last fiscal year. Robbin wanted clarification why we were discussing proposed bylaws. Jim said the board had originally appointed a committee to come up with recommendations for the board to approve before a vote by the members. Tim said that the board had no business involving themselves in the bylaws whatsoever and that bylaws are not to be put on the ballot, but are to be voted on by members at the annual meeting. Steve reiterated that the board must approve what the committee comes up with. Eva said that the board should receive copies of completed proposed bylaws for approval by the board to be sent out on a ballot to be voted on by the membership. There was no consensus on this issue. There was no vote on this issue.

Tech Update – Sherry

The HLA website is officially launched. The address is www.homesteadlandowners.org HLA documents, such as bylaws, Articles of Incorporation, minutes etc. are now available to view on the website. Any documents that were available on the Facebook group page will be removed.

Sherry upgraded the microphone system to include personal microphones. They work much better than the previous setup.

MOTION: Jim moved to reimburse Sherry for \$132.57 for the purchase of the upgraded microphone system. Steve 2nds. Passed, vote unanimous.

Old Community Building Use Proposal – Mary Ann

Due to technical difficulties Mary Ann was not available to present the proposal. There was some discussion, and Jim will be looking into insurance liability cost. Tabled until February when Mary Ann is available to present.

Open Forum

Steve pointed out the display at the back of the room. It addresses the bark beetle problems that we can get, especially during a time of drought. Something we should all be concerned about.

Motion to Adjourn

Steve moved to adjourn, Jim 2nds. Adjourned at 4:32pm