Homestead Landowners' Association, Inc.
Board of Directors Meeting Minutes for
June 14, 2026 2:00 PM

Attendees: Tim Fornof (president), Steve Benson (vice president), Jim McDaniel (treasurer), Mary Ann Buckon (director), *Eva Cox (director), John Pohl (director), Bernie Velasquez (director), Sherry Hanshew, Cyndy Costanza, Keith Ward, Ian Shillington, (* attended via Google Meet)
Absent: Raymon Sanchez (water manager)

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

Agenda Changes: No Changes made.

Election of Officers: The board members nominated and voted in by majority vote the following officer positions: Steve Benson is president, Mary Ann Buckon is vice president, Jim McDaniel is treasurer. Since no board member was willing to take on the secretary position, Steve made a motion to allow Sherry Hanshew (non a board member) to continue secretarial duties as an official note-taker. Mary Ann seconds. Motion passed unanimously.

Minutes: Steve made a motion to approve minutes for 2025 annual meeting, Jim seconds. Motion passed . (Tim did not vote) Jim made a motion to approve the May 10 regular meeting minutes. Steve seconds. Motion passed unanimously. Jim made a motion to pass the 2026 annual meeting minutes. Tim seconds. Motions passed unanimously.

Treasurer's Report: Jim reported the bank accounts from the Balance Sheet: checking account $22,283.59 and money market account $27,639.57. Jim summarized the P&L report for HLA and Waterworks. Jim read the spending report for expenses in May (filed with minutes). Jim reported that by utilizing existing automation and taking on some of the duties previously done by the bookkeeper, our bookkeeping fees have gone from over $600 down to about $350 monthly. Jim to research accountant firms for tax preparation. He reported that the non-cash assets listed on past tax returns is not accurate and needs to be updated before filing for the 2025-26 fiscal year. A committee was formed to make an updated list of non-cash assets: Steve, Mary Ann, Bernie, John. Steve made a motion to approve the treasurer's report. Mary Ann seconds. Motion passed unanimously.

Water Report: No vote as Raymon was absent. Presentation of water report and approval vote set for next month's meeting. Jim summarized the water distribution variance from the water report. Keith spoke about the 6 leak repairs on two lines on Sweeten that he helped Raymon with. The water leak committee will be purchasing/installing pressure relief valves to prevent continuous problems on these lines. There was discussion about our static well head pressure. Williams Windmill can do soundings for $120 an hour plus fuel. Jim will contact Rural Water to see if they offer any free well sounding services to verify the accuracy of our sounders.

Water Manager Contract: Since the HLA doesn't have a signed contract for the water manager, Tim suggests creating one for him to sign. A water contract committee was formed: Tim Fornof, Cyndy Costanza, and John Pohl.

Committees and Projects:
Steve's contact for helping clear dead trees on road easement does not have a current time frame. John will call about possible money available from Fire Wise and report at next meeting.

The board discussed the HLA slash pit. Tim made a motion that the possibility of reopening the HLA slash pit be tabled until the 2 forest slash pits are shut down. Steve seconds. Motion passed unanimously.

Jim reported that Mark will be here around the 27th to grade the roads. Tim would like to build up the sweeten corner for better drainage. Jim will ask Mark for a quote to fix that section of the road.

Mary Ann spoke to Buster Green, Catron County Commissioner, about the condition of FAR 66. He said that they will bring out a “groomer” that should improve the condition. She recommended that all community members contact him to make sure it will get done. Buster Green (505) 850-8509 bustergreen@catroncountynm.gov

Sherry reported that a summer newsletter is ready to send out after board review.

Correspondence: An email from Cyndy Costanza was read, along with a response from Jim. Tim does not want any board member to respond to correspondence until discussed at the next board meeting after receiving the correspondence. The board agreed that no correspondence would be answered until being publicly discussed.

Open Forum: Keith reported that he got permission from his neighbor to remove any dead trees from his property. He will call Socorro Electric to remove the trees near power lines. Sherry reports that she will include a note to try to update landowner contact information with the annual dues. Tim requested to include a note reminding that dues/dormant water fees are due within 45 days.

Announcements: Next regular board meeting July 12, 2026 at 2:00pm

Closed Executive Session: none

Adjournment: Steve made a motion to adjourn at 4:46. Jim seconds. Motion passed unanimously.