

Homestead Landowners' Association, Inc.
Board of Directors Meeting Minutes for
August 16, 2026 2:00 PM

Attendees: Mary Ann Buckon (vice president), Jim McDaniel (treasurer), Eva Cox (director), Tim Fornof (director), Bernie Velasquez (director), John Pohl (director), Sherry Hanshew, Ken Cox, Zak Starer, Cyndy Costanza, Ian and Valorie Shillington, Mike Koranda, Declan Quinn. * attended via Google Meet)

Absent: Steve Benson (president) out of town

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

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

Treasurer's Report: HLA billed \$17,500 for yearly dues, and received about \$10,000 so far. Jim reported the bank accounts from the Balance Sheet: checking account \$35,210.13 and money market account \$27,785.19. Jim summarized the P&L report for HLA and Waterworks. Jim read the spending report for expenses in July (filed with minutes). John made a motion to approve the treasurer's report. Eva seconds. Motion passed unanimously.

Jim discussed the benefits of HLA absorbing the 2.9% fee QuickBooks charges for online payments. He said the benefits would be less postage and less billing time for the bookkeeper as well as the convenience to customers making it more likely that customers would pay sooner and the funds would be in the bank sooner. Jim made a motion that the HLA pay the 2.9% QB fees. Bernie seconds. Motion passed unanimously. Jim updated the board on the search for a new tax accountant. He spoke to Wendi Otero who has reviewed previous year's taxes. She estimates her cost to be half of the previous accountant's \$900 fee. Jim is scheduling an in-person interview with her before committing and will also discuss the cost of bookkeeping.

Tim questioned the status of the HLA and whether we were a non-profit corporation or not. Jim said that the HLA is registered with the Office of the Secretary of State in New Mexico as a domestic non-profit corporation and as a regular corporation with the IRS. Tim was also concerned about our list of non-cash assets because he said everything, including every chair, needs to be listed. Bernie said that since Jim is going to be talking with the accountant, that the accountant would make the decisions about what goes on the list when it is updated for this year's taxes. Jim will also discuss with the accountant whether or not it is worth pursuing federal non-profit status. Jim will keep the board informed after meeting with the accountant.

Water Report:

The board discussed the one time 50% forgiveness on the water bill for lot 165. This issue was tabled until we find out if the outage blew out the pump at the uphill tanks, (replacement cost around \$1250 and whether the property owner is able to recoup any money from the contractor he paid to install the frost free but didn't backfill or turn off his water. When the lines regained pressure, the water hammer caused more leaks/breaks on the lines. Leak repair being taken care of by volunteers.

Jim discussed the continued efforts by volunteers to track down leaks causing our large water variance between water pumped and water sold. Paul and Jim have begun the process of isolating lines and looking for pressure drop indicating water leaks.

Jim reports that using volunteers to run the water system is working great. Having eyes on the system has uncovered many problems that have been addressed and others that we are still working on:

*A malfunctioning check valve that was allowing pumped water to flow back into the well

*Well sounders not calibrated—they have been adjusted and now we need to have rural water come back to see if they are now more accurate

*Over working booster pumps were cycling every 3 minutes due to both pressure tanks being empty. Paul and Jim recharged them so that the pumps aren't cycling so often. One pump was blown out and was changed out. Replacement pump was purchased.

*The well house pump savers have been regulating the wells not the pressure because we are trying to pump out more water than is available. We will likely need to lower the pump in well 2.

Zak mentioned that the water system problems are not a result of running the system with volunteers, but merely coincidental. Cyndy added that it is a 48-year-old system made with inferior parts.

Eva made a motion to approve the water report. John seconds. Motion passed unanimously.

Committees and Projects:

Jim presented the quote from Silver Gryphon Southwest, LLC to raise up the low area of Sweeten Drive for a total of \$4650.84 (quote attached). The board discussed that this was a lot of money for a project that is not urgently problematic. Tim made a motion to not accept the quote at this time. John seconds. Motion passed unanimously.

Mary Ann talked about how well FAR 66 has held up since the last grading. Jim thanked her for leading the effort to improve that road. Mary Ann requested that community members thank Buster Green, our county commissioner, who was very community minded and diligent in helping out.

John reported that he thinks that there is no money from the forestry department for Firewise. They are still busy with fire-fighting so he is still attempting to talk to someone about this in person and will report back next month. John also volunteered to start working on cutting trees on the road right of way. He will leave the slash and cut the good wood for a community firewood pile.

Mary Ann made a motion to replace the current General Obligations section of the policies and procedures with the proposed updated version (attached to minutes). Bernie seconds. Motion passed unanimously.

Correspondence: Two letters from Catron County announcing that lots 97 and 35 will be put on tax auction on August 27th. Both lots currently have liens placed on them.

Open Forum: Mary Ann and Sherry discussed the frequent occurrence of inaccurate rumors in our community. They appealed to the community to not take rumors at face value but to find out accurate information from current board members or someone who knows, and for community members to actively squash rumors in favor of the truth.

Sherry, with permission of the Havills, shared that Steve Havill is very ill with metastasized bone cancer. There was discussion of a plaque being made to honor his generosity and service to our community.

Bernie mentioned that burglaries are up in Catron County. He advised for all to watch for each other's properties, let neighbors know when you will be gone, question strangers, and write down description/license plate or take photo of unknown vehicles.

Announcements: Next regular board meeting September 13, 2026 at 2:00pm

Closed Executive Session: none

Adjournment: Mary Ann made a motion to adjourn at 3:56. John seconds. Motion passed unanimously.