

Homestead Landowners' Association, Inc.
Meeting of the Board of Directors
Minutes for March 8, 2026 2:00 PM

Attendees: *Tim Fornof (president), Steve Benson (vice president), Jim McDaniel (treasurer), *Eva Cox (director), *Miki Ross (director), Raymon Sanchez (water manager), Sherry Hanshew, Steve Havill, Cyndy Costanza, *Ken Cox, Mary Ann Buckon, Bernie Velasquez, John Pohl, Zak Starer (* attended via Google Meet)

Call to Order: meeting called to order at 2:05 pm

Agenda Changes Miki added Water Funding Committee volunteers, Tim added open director positions

Minutes: Jim made a motion to approve last month's regular meeting minutes, Steve seconds. Motion passed. Steve motioned to approve Special meeting minutes from 2/12, Jim seconds. Motion passed.

Treasurer's Report: Checking account balance is \$15,096. Money market balance is \$27,658. Jim reminds the board that \$7000 of the total bank balances is the remaining funds from sale of the grader and dump truck and earmarked for purchase of equipment. Jim reviewed the profit and loss statements and detailed the monthly expenses for HLA and waterworks. From the 12 certified letters sent out we received two payments equaling \$467. We are communicating with three other members with past due accounts. Those who did not respond to the letter, will have liens put on their properties and their accounts will be turned over to collections. Steve made a motion to accept the treasurer's report, Eva seconds. Motion passed.

Water Report: Raymon is concerned with a few of his depth sounder readings. There was discussion of making sure that the pump is off for a period of time so we aren't seeing draw down pressure drop. Miki says she has a program to hook her computer to the depth sounder to graph the depth trends over time. It will be presented next month. Hargis meter project has not been completed and plans for completion were discussed. Jim stated that the board decided to get the new meter on HLA property connected. That first step must be completed in order to test the integrity of the remaining line before the board can make any decisions about what to do with the line moving forward. Raymon continues to wait for a testing date for his certification. Miki formed a water funding committee to try to access any public funding possibilities. The committee is: Miki, Jim, Mary Ann, and Eva. Discussion of extra fees billed on lot 91. Those fees need to be removed as they were billed and paid last year, and the customer will be notified. The board agreed that any tampering or damage fees need to be brought to the board and the board will make a decision about the charges in the future. Jim made a motion to approve the water report. Steve seconds. Motion passed.

Open Director Positions: There are two open director positions. Steve and Jim said that since the election is coming up in two months that we wait and let the positions be filled by community vote. Tim disagrees and wants to appoint for the positions. Tim appoints Mary Ann and Cyndy. Jim assured the appointees that he was not against having them serve on the board, but he would vote no on the principle of wanting the positions filled by community vote not by board vote. Tim called for a vote on Mary Ann joining the board. Four votes for yes, one no. Mary Ann is voted onto the board. Tim called for a vote on Cyndy joining the board. Five votes yes, one no. Cyndy is voted onto the board.

Bylaw Proposal for Ballot: Jim said that he is not ready to move forward on voting for putting the proposed bylaws on the ballot because of some substantive omissions from the original bylaws and a few corrections that are necessary. The board agreed to a special meeting 3/17/26 to vote on the bylaw proposal.

Policy and Procedure: Jim brought a recommendation on changing the insurance section of the P&P's to reflect the current insurance policy companies. He also recommended that the section on liens be removed since the board recently approved a collections policy that included information on liens. Jim moved that we adopt his recommendations to update the policies and procedures. Cyndy seconds. Motion passed.

Election Committee Update: Sherry asked the board to schedule a special board meeting after April 1 and before April 9 for the board to vote on finalizing the final ballot. The meeting was scheduled for Monday, April 6 at 10am to finalize the ballot.

Road grading update: Jim asked the board for permission to set up a date for grading HLA roads as soon as we get some moisture. The board agreed.

Open Forum: Bernie said he wanted to bring back committees to make recommendations to the board. He also thinks the HLA should sponsor a yard sale for the community. Cyndy reported that at the last fire meeting the fire chief stressed the importance of having your full address (number and street name) posted on your property. Mary Ann would like to have a fund for people in hard times to help with water bill where people can donate on their water bill. It will go on the agenda for discussion next month.

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

No Closed Executive Session:

Adjournment: Steve made a motion to adjourn the meeting at 4:24pm. Jim seconds. Motion passed.