

Homestead Landowners' Association, Inc.
Board of Directors Meeting Minutes for
September 13, 2026 2:00 PM

Attendees: Steve Benson (president), Mary Ann Buckon* (vice president), Jim McDaniel (treasurer), Eva Cox (director), Bernie Velasquez (director), John Pohl (director), Sherry Hanshew, Ken Cox, Zak Starer, Cyndy Costanza, Mike Koranda, Declan Quinn*, Kevin and Deanna Amos, Kathleen Havill, Cindy Black, Keith Ward, Mitchell McFarland. * attended via Google Meet

Absent: Tim Fornof (director)

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

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

Treasurer's Report: Jim reported the bank accounts from the Balance Sheet: checking account \$40,812.38 and money market account \$27,810.91. He reminded the group that \$7000 is still designated for equipment purchases. Jim summarized the P&L report for HLA and Waterworks. Jim read the spending report for expenses in August (filed with minutes). Jim discussed his meeting with the new tax accountant, Wendi Otero, in Socorro. She will be updating our non-cash assets. Steve made a motion to approve the treasurer's report. Bernie seconds. Motion passed unanimously.

Water Report: Since we had so many major leak repairs this month it is estimated that the variance between water pumped and meter sales is about 40-50 thousand gallons. 2 major leaks were repaired near lot 24. A leak near lot 55 on Lookout Circle was repaired. There was an attempt to repair a leak at the meter on lot 98, but the shut-off valves to isolate the line would not shut off completely. Valve repair is scheduled before completing the leak repair on lot 98. The chlorine injection pump went out. The new replacement pump was installed and the old pump control feed is being replaced. The line feeding chlorine to the system was occluded and has been replaced. Jim gave special thanks to all volunteers involved in the repair work and the volunteers reading meters and checking well houses.

After a short discussion Steve made a motion to grant the one-time 50% forgiveness for property owner on lot 165 who had a major water leak. John seconds. Motion passed unanimously.

Committees and Projects:

Eva gave an update of the water funding committees recent meeting with Karen and Josh, engineers working for Horrack and funded by UNM. The meeting discussions went over our current water system and its problems, project scope possibilities, and funding possibilities.

Steve discussed upcoming valve and leak repairs.

John reported that there is no funding available to the HLA for cutting trees on its right of ways to reduce fire danger. He discussed "needle drop" which will happen naturally and reduce canopy flare up potential.

Steve made a motion to replace the current HLA Restrooms/Groundskeeping and Firewising section of the policies and procedures with the proposed updated version (attached to minutes). Bernie seconds. Motion passed unanimously.

Correspondence: An email (copy attached to minutes), from Cindy Black about concerns on chlorine smell in her water was read. Jim explained the science involved in chlorine/chloramines in water pipes. He assured her the chlorine levels

are checked 3 times a week at the chlorine injection site and the uphill tanks. While the ppm's do vary some, the legal limit is between .1 and 4.0 ppm, and the highest reading we have had was .3 ppm. Recommendations from another small water system was read (copy attached to minutes).

The HLA received several 811 tickets to locate water lines for the upcoming addition of fiber optic cable by WNMCC. There was discussion of the impossibility of marking the exact location of our lines and the need for volunteers and the community to be prepared for line breaks. Jim will contact the contractor doing the work for more details.

Open Forum: Cyndy Costanza reported water damage to her driveway. As this is also the access road to well house 4, a volunteer group using the HLA tractor will repair. She also has exposed water lines going to her barn that the volunteers will fix while there.

John Pohl discussed the need to trench and berm up an area behind well house 2 to divert the water that is flowing from the national forest across HLA and doing damage. A volunteer group will be formed to address this.

Kevin and Deanna Amos are volunteering to sand and paint the well houses if HLA will buy paint and supplies. This will be added to next meeting agenda.

Kevin Amos reported that Corina Litsey wants to do some kind of clothing exchange in the old community center and would like to advertise to areas outside the homestead. An agenda item for her to present the details will be added to the next meeting agenda.

Jim informed the board that the recent NMED sanitary survey went well. There were a few items that needed to be addressed: All well caps need to be vented and screened. All tank lids to be vented and screened. Chlorine for the system needs to be replaced by an NPT certified brand which we already have on the way. We missed the deadline on the disinfectant byproducts test and a public violation notice will need to be posted.

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

Closed Executive Session: A closed executive session was had. No vote was held.

Adjournment: Steve made a motion to adjourn at 4:19. John seconds. Motion passed unanimously.