

Homestead Landowners' Association, Inc.
Board of Directors Meeting for October 12, 2025

Attendees: Tim Fornof (president), Steve Benson (vice president), Jim McDaniel (treasurer), Raymon Sanchez (director), Robbin Stasny (bookkeeper), Sherry Hanshew, Steve Havill, Ken and Eva Cox, Declan Quinn, Mitch McFarland, Cyndy Costanza, Keith Ward, Cindy Black, Zak Starer, Kevin Amos

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

Pledge of Allegiance/Moment of Silence/Prayer

Agenda Changes: Agenda changes added to the agenda and to be a standing agenda item in future. Moved treasurer's report to beginning of meeting so the paid bookkeeper can be dismissed.

Minutes: Jim made a motion to accept the minutes from the last board meeting, Raymon seconds. Motion passed.

Treasurer's Report: Jim gave a summary of the balance sheet, profit and loss report, and aging report. There is over \$15K in past due invoices. There is only 1 current lien with a potential for 8 more. Lien notice letters to be sent out. Discussion of the value of the cost liens (\$35) that expire after 2 years versus the potential to collect. Jim asked board members to be considering sending past-due customers to collections, and asked them to send him their ideas that he will put together as bullet points for discussion at next month's meeting. Jim gave a detailed breakdown of spending receipts for September (attached). Steve made a motion to approve the treasurer's report, Raymon seconds. Motion passed.

Jim makes motion to remove Bob Tarleton and Mary Ann Buckon as signers and to add Steve Benson as a signer for the Nusenda accounts, Tim seconds. Motion passed.

Bylaws Update: Tim announced the next committee meeting will be Tuesday 10/14 at 10:00am in the Community Center. Jim to call the Secretary of State's office for clarification on a "registered agent" for the HLA

Water Report: Ramon gave water report. There was a major water break that was repaired. Continuing mouse problem in the wellhouse. Steve makes a motion to accept the water report, Tim seconds. Motion passed.

Discussion of the need to cover the 2 open meter boxes before winter so they are not exposed risking possible freeze. Tim said the Water Manager should take this on. Mitch suggested covering them with garbage lids. Mitch also said he will talk to the resident destroying them so he understands the possibility he will lose water for an extended time if the meter freezes.

Buildings, Vehicles, Equipment, and Projects:

Jim reported that we only fill the propane once a year, so due to the complications of the credit application for auto-fill, we will just schedule the fill each year.

Jim reports that the road grader may come next week to grade all roads.

Sherry reports the IMac desktop has limited functionality and is set up to print using the laser printer. It is too old for support, updates or to run the programs needed for our Water Manager to do his job. Declan Quinn offered to donate a laptop capable of the program used by Water Manager. Sherry reported that no data

should be stored on our current IMac or laptop due to their age—external hard-drive or thumb-drive to be used. The Google Meet recording was being trialed at this meeting. Next month to officially trial. Tim to donate an HDMI cord of 20ft. for set-up. Discussion about the possibility of needing microphone/speakers, additional acoustic improvements, and new laptop in the future. Sherry reported that Starlink internet working well. Once the mount is delivered, Jim and Declan to mount on the roof permanently. Sherry reports that the HLA website should be ready to next month.

Tim reports the cost for re-keying the doors by a Socorro locksmith to be: \$35 service charge, \$1 per mile to and from, and \$20-\$25 per lock, for a total of about \$450. After an extensive discussion about the key scheme and possibilities, Jim made a motion to have the locksmith come out and use the same 2 key system that we currently use (one for the office and shop, one for the community center), and that a policy be made about the distribution of keys. Steve seconds. Motion passed.

Jim updated the board on the meter rebuild kits. Three kits will be purchased at \$20 each with \$30 a shipping fee.

Mitch gave update on potential sale of old community building. It is a finished 32'4"x20'6" building. He is awaiting calls back from haulers about the cost to move it. Raymon knows a hauler who may be interested in buying and will ask him about the cost to move per mile. Mitch will call Socorro Electric to find out how much it will cost to move the electric meter off the building. Jim suggests that we need to net \$15K to make it worthwhile. Issue tabled until next meeting with more information.

Raymon reported on a backhoe in Texas for \$21.5K delivered. It is a Ingersol Rand, 57hp, 20 yrs. old, about 2000 hours, 4wd. He said that the seller had gone through the mechanics of it, and it runs well. After much discussion Tim made a motion that we proceed with caution and have Raymon drive to Texas to see the backhoe and if it checks out and there is assurance that it can be loaded in 2 days after receipt of a cashiers check, Raymon will purchase the backhoe with an HLA cashiers check then follow it back to insure delivery. Steve seconds. Motion passed.

Open Forum:

Kevin Amos volunteered to fix/stand road signs in the Homestead. He will be checking with some long-term residents to make sure the roads are labeled correctly as there are discrepancies between maps of the Homestead.

Sherry reported a broken sink faucet in the public bathroom. Declan volunteered to repair or replace as needed.

Closed Executive Session

Adjournment: Tim made a motion to adjourn at 5:00pm, Jim seconds. Motion passed.