Homestead Landowners' Association, Inc.
Board of Directors Meeting Minutes for
July 12, 2026 2:00 PM DRAFT

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, Daryl Barth, Cyndy Costanza, Chris Ruelman, Lynn Dodson, * attended via Google Meet)
Absent: Tim Fornof (director) sick, Raymon Sanchez (water manager)

Call to Order: Meeting called to order at 2:01

Agenda Changes: All items on agenda for Tim were tabled for next meeting

Minutes: Bernie made a motion to approve minutes for June 14, 2026 meeting. Steve seconds. Motion passed unanimously.

Treasurer's Report: Jim reported the bank accounts from the Balance Sheet: checking account $23,847.57 and money market account $27,632.54. Jim summarized the P&L report for HLA and Waterworks. Jim read the spending report for expenses in June (filed with minutes). Jim discussed the final budget report with actual expenses completed and the budget is now posted on the Community Center door. Mary Ann made a motion to accept the treasurer report. Steve seconds. Motion passed unanimously.

Water Report: Steve discussed the water loss from water report. Jim and Steve reported that they will schedule to meet with our NMRW circuit rider for help with leak detection. Jim discussed the need for some water works equipment and pricing. Steve made a motion to purchase a pressure tank after verifying that the current pressure tank is not working properly. Bernie seconds. Motion passed unanimously. Bernie made a motion that we purchase pressure reducing valves for the lines on Sweeten if needed after further pressure testing. Steve seconds. Motion passes unanimously. Bernie made a motion to purchase a backup chlorine injection pump. Eva seconds. Motion passed unanimously. Jim discussed a visit with the NMRW circuit rider who tested our well depths. The sounders on our wells are both inaccurate. Well 2 static head is at 256 ft. with drawdown to 265 ft. The bottom of the well is on file as 345 ft., but they were unable to confirm. This is a good well with good recovery time and room to drop the pump if required. Well 3 static head is at 90 ft with drawdown to 125 ft. The bottom is measured at 150 ft. This well also has good recovery time. Well 4 was not measurable. Device hitting obstruction at 134 ft. without hitting water. Only 20% of our water comes from well 4, so we can still operate without it if ever necessary.

Committees and Projects:
The board assumes Raymon quit right before the meeting. They are putting into place the emergency plan of creating and training a group of community volunteers.

Water funding committee update by Jim, Mary Ann and Eva that they are still exploring all options to be able to make the best recommendation for funding direction to the board. The committee is still taking lots of meetings with officials. This process is a long-term project and will take lots of time.

Jim has been playing phone tag with road grader about price for the Sweeten corner and getting a permanent maintenance quote. There was also lots of positive community comments for the most recent grading.
John reported some information he researched on Firewise for the HLA. He still playing phone tag with forest service who is very busy fighting fires. He will update the board next meeting.

Steve discussed Justin installing a culvert on the easement for lot 10. Justin told him the culvert was needed, and Steve will check out the process to see where it is installed.

John made a motion to replace the current internet and communications section in the policies and procedures with the proposed updated version (attached to minutes). Steve seconds. Motions passed unanimously.

Open Forum: Mary Ann discussed agenda items and changes be submitted by board members in a timely manner. Board members agreed that submitting agenda items or changes within a week of the agenda being sent out to all board members is reasonable. (with exceptions for urgent items that may arise after that time frame)

Barbara Owens came to open forum to share information about several rural health programs she is working on in Catron County and the need for volunteers—hospice, senior companion, foster grandparent, health clinic, durable medical equipment, and chronic care. Sherry will make post on website to try to inform more community members about the opportunity to volunteer/receive services.

Announcements: Next regular board meeting August 9, 2026 at 2:00pm

Closed Executive Session: none

Adjournment: Steve made a motion to adjourn at 3:50. Mary Ann seconds. Motion passed unanimously.