PINON SPRINGS ANNUAL

HOMEOWNERS’ ASSOCIATION MEETING

Saturday, March 18, 2023, Magdalena, NM

 Pursuant to Article IV, Section 2 of the Bylaws of the Pinon Springs Ranches Homeowners’ Association, as amended, the annual meeting of the homeowners was held on March 18, 2023, at 1:00 p.m. via Zoom conferencing.

 The President, Robert Halvorson, called the meeting to order at 1:00 p.m. The first order of business was the establishment of a quorum. The following people were in attendance: Robert Halvorson – 1 lot plus 1 proxy for Glenn Woods for a total of 2 lots; Jeff Joseph- 1 lot; Linda Gross 2 lots; Danielle Fitzpatrick 83 lots plus a proxy from Ann Bauer for 3 lots for a total of 86 lots; the Bells – 1 lot; Yvette Korell – 2 lots; Chandra and Mike Ankeny- 2 lots; Julie Webb – 1 lot; Robert Claw – 1 lot; and Bill and Myrna Guske – 1 lot plus a proxy for her son’s lot for a total of 2 lots. There was a total of 98 lots represented. A quorum is 97. Thus, there was a quorum and the meeting was called to order at 1:08 p.m.

 The Minutes from the 2022 HOA annual hTomeowners’ meeting were reviewed. It was moved and seconded that the 2022 HOA annual homeowners’ minutes be approved. The motion passed.

**President’s Report**

 President Bob Halvorson gave a presentation of the activities of the Board since the March 2022 annual meeting. He reported that the HOA was still looking for a CPA as it is required to have an audit every three years. He reported on the Board’s efforts to find the best repair for the Big Wash. Meanwhile, barriers have been posted to protect people and advise re road conditions. He reported that the HOA attorney had finally sent her proposed version of the Restated Covenants, Conditions and Restrictions in compliance with New Mexico laws as recently revised. The Board anticipates having a special meeting of the lot owners shortly to adopt those. The HOA worked to respond to realtors needing information for purchases and sales of lots in the HOA.

**Treasurer’s Report**

 Jeff Joseph gave the Treasurer’s report. He noted that invoices for dues for 2023 were sent out in January and the due date is the end of March.

 The Treasurer then presented the Budget for the fiscal year 1/2023 to 12/2023 and went over the various categories, explaining the basis for the proposed item.

Jeff Joseph reported on the delinquent dues. He stated that unpaid dues for prior years totaled $12,816 which was down from last year. He is working with the HOA attorney to put liens on the lots where there are unpaid dues for two years or more. He reported on successful collections of dues from lots which had been sold.

Myrna Guske asked if a summary of the receivables could be posted on the HOA web site, password protected. All members approved of the Board doing this going the HOA web site, password protected. All members approved of the Board doing this going forward.

**Road Report**

Bob Halvorson read the Road Report, a copy of which will be posted at the HOA web site. The Road Report was prepared by Danielle Fitzpatrick. The Board has looked for a new blader and is waiting for a bid from the Zamora Brothers. Jeff Joseph met with an engineer and showed him the Big Wash. The Board is trying to get a bid from Hasse Construction on costs to repair the Big Wash. Last year $11,000 was spent on repairs to the Big Wash but the repairs were not successful and problems continue to exist.

 The Road Report will be posted on the HOA website for all to review.

**Election of Board Members**

The four Board members who served during 2022 have volunteered to continue to serve during 2023. There were no nominations. There are four candidates for five positions. A vote was taken and the lot owners re-elected all four Board members: Bob Halvorson, Jeff Joseph, Danielle Fitzpatrick and Linda S. Gross.

**New Business**

 There was no new business brought up by any lot owner.

**Next Annual Meeting**

 Bob Halvorson said that the next annual Homeowners’ meeting would be held March 16, 2024.

**Adjournment**

 There being no further business, it was moved that the meeting be adjourned. The motion was seconded and the members voted to adjourn at 1:50 p.m.

Submitted to the Board of Directors on April 15, 2023.

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Linda S. Gross, Secretary