

Chula Vista HOA Board meeting
March 6th, 2024 6:30pm
Whetstone Fire station

Call to Order

Doug Martin Call to Order at 6:35pm

Establish Quorum

A quorum was established with board members present Doug Martin, Elizabeth Graves, Lori Stewart, Amanda Slaven-Forbes, Jim McKinley

Approval of previous minutes

December meeting minutes approved.

President Open Remarks

Welcome – 8 members in attendance. Glad to see more and more people coming to the meetings.

Vice President Report –

Nothing to report at this time

Secretary report -Verbal Report

Election Coming and we have 3 open seats. Please consider taking up a position on the Board of Directors

New Member – Janet Cooper from W El Rancho is interested in Board position.

I will reach out to her to get a bio and introduction.

All members should consider running. 2 more positions need to be fill.

Treasurer Report -Verbal Report

Status of HOA Accounts, visual spreadsheets shared. Expenditures of the last 3 months. Will be posted on Business pages.

Semi-annual Dues Statements were mailed out, 1st half of dues are paid in January.

Delinquency REport

Moved to ratify 2024 Budget

Request for reimbursements made for Lori Stewart and Doug Martin for expenses paid

Member at Large – Verbal Report

Asked those in attendance how they feel about the current roads. Are they better, worst, or the same

- Chula Vista
 1. No complaints, kind of bad, pothole near bridge & mailboxes, was gravel more in the ditch now, gravel should be on the road.
 2. Rascal Rach is holding up pretty good.
- MAL says he is disappointed with the roads from last job.
- Found a new person to get maintenance quote in addition to Empire.
- Mesquite trees need trimmed along Chula Vista Rd. The CCR's says homeowners to maintain property if in the roadway then who's responsible to cut back trees. Doug will look in the CCR's for clarification. Paragraph 2.58
- Notice to members for Member at Large to trim impeding limbs.

- MAL got quotes to chip seal since it keeps getting brought up by a few members.
- Cost from the bridge to the mailbox on Chula Vista Rd would cost \$150-200,000
- Chip sealing also requires maintenance, it is said to last a couple of years, maintenance could run to be 10-15,000 for any cracks and potholes.

Old Business

I.

- A) PROPOSAL FROM MEMBER: CCR's/HOA Rules to include night light/security lighting restrictions. Member was not at meeting no discussion made.
- B) PROPOSAL FROM MEMBER: CCR's/HOA Rules to include building height guidelines & restrictions. Member was not at meeting no discussion made.

New Business

- C) DISCUSSION to increase 2024 fiscal dues by 5% as provided in the HOAs CCRs section 1.4(d) "...assessment shall not be increased more than five percent (5%) per annum without the vote of a majority of the Members. Dues have not been increase since 2013.
- Current yearly HOA Dues are \$330.00 increase would be \$16.50, to \$346.50
- Motion Made to increase yearly dues by 5% starting in 2025
- D) PROPOSAL to add to the April, 2024 ballot a dues increase of 15% to address the failure to enact the 5% annual increase. Discussion tabled, board will keep to the 5% annual increase and not add to the ballot to increase HOA fees by 15%

Call to the public

Member asked if anyone has heard any progress on the RV Park proposal.

Another member asked if anyone does hear in the future to please reach out to all the members again to keep us all informed.

One member said that she heard if enough negative calls and emails are made to the county they will not pursue, but that is only hear-say.

A member asked how many voting members there are in the HOA.

President and Treasure said 1 vote to 1 parcel. Each lot is subject to 1 vote, 1 vote does not always equal 9 acres.

There are 83 total parcel and board will double check on total votes, and what makes a majority.

Motion Made

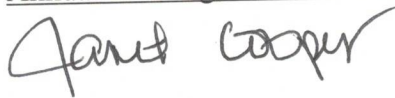
Reimbursements: Doug Martin, \$10.00 for Corp Commission Report paid, motion made by Amanda, 2nd by Elizabeth, Approved

Reimbursement: Lori Stewart, \$145.62, motion made by Amanda, 2nd by Elizabeth, Approved.

Adjourn General Meeting time: 7:07pm

Next Quarterly Meeting Date: June 5th, 2024 6pm

Annual Meeting and Elections April 27th 2024 2pm



Janet Cooper, Secretary



Richard Evans, President