

MEETING MUNUTES

The following are significant minutes from the Puesta Del Sol Home Owner's Association Meeting on the 25th of October. 2014

A homeowner requested to know about the money being spent from the fund that is being generated by association assessments. It was agreed that decisions as to how the money is spent should be more available to association members and that they should have more participation in decisions to use the funds.

There were some concerns brought up about the potential consequences of releasing the Hartwell property from the HOA. An effort had been made the previous year to get approval from each of the home owners in the association to release the Hartwell and Robertson properties from the HOA because, among other reasons, they are atypical lots, outside the geography of the development, and not accessed by the its streets. However, the difficulty of obtaining unanimous consent and other legal challenges have led to setting this effort aside. One property owner was concerned that if the release was made there would be no way to assure the appropriate use of land bordering upon their own.

The question was asked as to whether we vote on a president and secretary of the HOA. As I recall, the Developer may serve as, or appoint a president until a 90% of the properties are sold.

How are the condo owner's part of the Master Association? The Condo owners have their own association with much steeper assessments which are collected for the structural and aesthetic maintenance of the condos themselves and common areas in that development. They are also part of the larger Master Home Owners Association which includes the Puesta Del Sol development and the Robertson and Hartwell properties and pay assessments into this association fund which, regarding maintenance, serves to maintain the large flood drainage basin which will prevent flooding and destruction of properties in both developments. Cindy Thompson moved to take action to separate the two associations. In other words to find the legal possibilities of allowing the condo owners I the neighboring Sollano Vallejo Condos to be released from the Master Homeowners Association. She agreed to visit with her Lawyer about the possibility.

It was proposed that we create a budget for short and long term expenditures. It was determined that we should investigate the cost of major reconstruction of the drainage catch basin with the goal of knowing whether or not to increase the annual assessment to build a fund sufficient for major damage or deterioration.

Homeowners are concerned about the tumbleweeds and sand that blow into their yards as a result of unfinished landscape and the accumulation of weeds. We remind all property owners that the front and side yard areas should be landscaped within one (1) year from the time the dwelling is occupied