

**Pueblo del Sol Property Owners Association
Board of Directors Meeting Minutes
Fry Fire District Station Training Room
APPROVED
JANUARY 13, 2020**

1. CALL TO ORDER: 7:04 PM

2. PLEDGE OF ALLEGIANCE.

3. DIRECTORS PRESENT: Jerry Van Otten, Alan Williams, Ted Pahle, Susan Lorenz, and Jerry Riedel.

4. OWNERS PRESENT: Lorna Sills, Ursula Hollis, and Gayle Tullis.

5. PRESIDENT'S OPENING COMMENTS: Ted Pahle indicated that BOD meetings being held on an as-needed basis but at least quarterly were viewed as sufficient to maintain the continuity of PDS POA management. At the present time most of the focus is on common area maintenance and payment of the minimal services required by the PDS POA. Future meetings will be needed when the BOD proceeds with the drafting of the revised By-Laws.

6. CALL TO MEMBERS:

a. Gayle Tullis mentioned that Onion Weed season was almost upon us and that we should send out an advisory email to educate and inform the community about this invasive weed. She predicts this spring will have a significant infestation of the weed. She also warned that not all blue/purple wild flowers were onion weed.

b. Susan Lorenz stated that she was concerned about some possible dog poisoning incidents in the community and was conducting some additional liaison with the Sheriff's office. She will report her findings to the BOD. No other members requested to speak to the BOD.

7. TREASURER'S REPORT:

a. Treasurer Tony Guthrie could not attend the meeting and Ted Pahle presented the October, November and December 2019 reports. In summary, the October 2019 report documented a starting balance of \$12,528.30. There was no income (deposits) and \$901.64 in expenses from the telephone service and the Quarterly Farmer's Insurance policy premium. The ending balance on October 31, 2019, was 11,626.66. The November 2019 report reported income (deposits) of 390.00 from voluntary payments and donations and expenses of \$466.49 for Cochise County Property taxes, telephone service, and grounds maintenance of the community entrances and memorial. The ending balance was \$11,550.17. The December report indicated an income of \$100.00 from a voluntary payment. Expenses were 124.65 for phone and the annual Post Office box rental. December 31, 2019 had an ending balance of \$11,525.52. The 3 Treasurers Reports were approved 5-0 by the BOD.

b. As part of the discussions on the Treasurer's Reports, Director Lorenz asked if there was any intent to publish a list of owners who had made a voluntary payment to support the PDS POA. Ted

Pahle advised this issue was discussed previously with the attorney who advised that there should be no publication of names with a negative connotation (i.e. non-payment or support). However, in the future when membership criteria is formally established in modified By-Laws, a roster of members who supported the PDS POA could be made available upon request by other members in the same standing. In other words, a roster of the participating members can be provided to other participating members in the same way a roster of members of any club or association is routinely provided. All dissemination is exclusive of address, phone numbers, email address, and any other specific direct contact information.

8. SECRETARY'S REPORT: Ted Pahle presented the August 12 and October 14, 2019 BOD Meeting Minutes. After a review by the Directors and minor administrative corrections, the Minutes of August and October were approved 5-0.

9. COMMITTEE REPORTS:

a. PROPERTY TRANSFERS: Jerry Riedel reported that realtors and title companies were not reporting purchases of homes in the PDS POA now that the word is out that we are no longer an HOA. The PDS POA has no authority to demand such further notification. It was discussed that it is possible to determine the purchaser through the newspaper postings of home sales/purchases and with the use of the Cochise County Recorder website, albeit it is several months late in making changes to properties. This is an issue since we should reach out to new owners to offer them the opportunity to support the PDS POA. Ted Pahle added that we can still send mail to the residence addressed to "New Owner" to Welcome them and in the hope they read it and decide to provide support.

b. GROUNDS COMMITTEE: Lorna Sills reported that the common areas have been mowed as well as the entrances to the community. Lorna also suggested a reduced mowing effort limited only to the peripheral areas to the roadways as a means to further reduce costs. Discussion resulted that it was critical to ensure varmint control in areas not being maintained as well as the fire hazards that accrue.

c. WEBSITE MANAGER: Ted Pahle reported that the website remains active and updated. There were 90+ log-ins to the website during the month of December 2019.

10. OLD BUSINESS None.

11. NEW BUSINESS: Nothing discussed.

MEETING ADJOURNED: 8:18 PM

Submitted by Ted Pahle

March 9, 2020

Approved: March 9, 2020 Lorenz, Riedel and Pahle