

## SOCOMA April Board Meeting – Monday, April 13, 2020

Board Members Present: Viviane Wadiche, Chris Pritchard, Tom Swegle, Doug Kraus

Accountant: Sherri Kraus

Manager: Vickie Johnson

Homeowners: Roger Pratt, Ken Ebel, Daniel and Ashton Paley, Michael Reyes

At-Large Board Member Vince Benedict did not attend.

### Review of Meeting Notes

- Viviane noted the February meeting minutes

### Financial Review

- Chris reviewed the following:
  - Balance sheet
  - Capital & Reserve balances
  - Profit and Loss vs Actual report
- Tom asked if cancellations of bookings for the rec center would affect the budget. Chris and Sherri indicated it will not.

### Manager's Report

- Pool is ready when it is deemed it can be opened. Courts, too, will remain locked until opening is allowed.
- Various sprinklers have been repaired.
- Pool pump has been replaced.
- Reviewed the findings of the request to open the fence at Muleshoe Pass and Wooded Knoll.
  - City is OK with opening the gate, but the plan would have to be prepared by an engineering company.
  - The solution would have to be ADA accessible.
  - The manager recommends including this as an item on the ballot for the annual meeting.

### At Large Report

- Vince will provide a plan to the board for when to reschedule the May 25<sup>th</sup> party.

### ACC Report

- Chris reviewed the ACC activities that have been approved and disapproved.
- Houses can be painted any color, but the ACC committee has to approve the color.
- The roof request was disapproved because they wanted to use a new type of roofing material that is not permitted in the covenants.

### Old Business

- The board is considering amending the covenants. We are waiting for clarification from a lawyer as to whether the amendments must be done for each development or can be combined.
  - The options the board is considering are:
    - Forced maintenance
    - Assessment of fees
- The board has identified a new lawyer, but we are waiting until they are ready to proceed.

### New Business

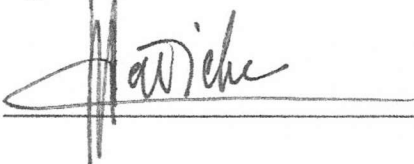
- March meeting was canceled due to spring break.
- April meeting is being held using virtual technology.
- The board agreed to postpone the annual meeting in May until it is deemed safe to convene. Proper notice will be provided ahead of time.
- The board agreed to proceed with forming a nominating committee and sending out ballots for voting.
  - Once the completed ballots are returned, they will remain sealed until the annual meeting is convened.
  - Following our lawyer's opinion and consistent with the by-laws the two directors whose term would have expired May 13, 2020, will keep their position on the Board until new elections take place

### Open Forum

- Roger Pratt: Changing covenants – Can the homeowner provide input?
  - We are seeking legal input about whether the covenants can be amended by each neighborhood or as a whole association.
  - The board will discuss getting input from the homeowners. We may do some sort of survey to the homeowners to get their input.

Meeting adjourned: 7:39

Signatures:



A handwritten signature in black ink, appearing to read "Matthew", written over a horizontal line.



A handwritten signature in black ink, written over a horizontal line. The signature is stylized and difficult to decipher.