

SOCOMA April Board Meeting – Monday, May 11, 2020

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

Accountant: Sherri Kraus

Manager: Vickie Johnson

Homeowners: Lile and David Salazar, Irene Bober-Moken, Aida Gutierrez, Justice Keener, Greg Austin, Robert Blyston

Review of Meeting Notes

- Viviane noted the April meeting minutes

Financial Review

- Chris reviewed the following:
 - Balance sheet
 - Liabilities and equities
 - Profit and Loss vs Actual report

Manager's Report

- Board has approved temporary of use of basketball hoops in front yards
- Reagan signs are approved until the end of May
- Pool tile has been repaired
- Sprinklers are repaired in most areas. Still working on a few areas. Hired a new maintenance person today.
- Tennis courts usage is being coordinated with a sign-up sheet.

At Large Report

- "Beginning of Summer" party will be canceled due to social distancing
- Will evaluate potential for July 4th party in June

ACC Report

- Chris reviewed the ACC activities that have been approved.

Nominating Committee Report

- Chris reviewed the recent activities of the nominating committee.
- Three nominees have been approved by the committee.

Board Decisions by E-mail

- The board voted to have the nominating committee proceed in identifying candidates for the board prior to deciding when the annual meeting would be held.

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.
- Opening in the fence at Muleshoe Pass – The board has to decide whether to engage an engineering firm for approximately \$1,500. The project could run anywhere from \$4000 - \$8000.

New Business

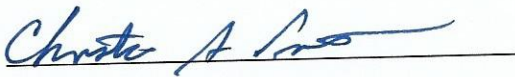
- The board is working on a petition to the Justice of the Peace court to address a violation of the covenants by a homeowner. Doug is leading the effort.
- The annual meeting is tentatively scheduled for June 8. It is anticipated that the meeting will be limited to 25% of total capacity or approximately 24 people.
 - Voting will be handled by mail or in-person. Ballots need to be presented before the meeting starts at 7pm.
 - Vickie will pick up proxy ballots if needed, or they can be mailed.
- Viviane shared a message that she is not running as a candidate for the board.

Open Forum

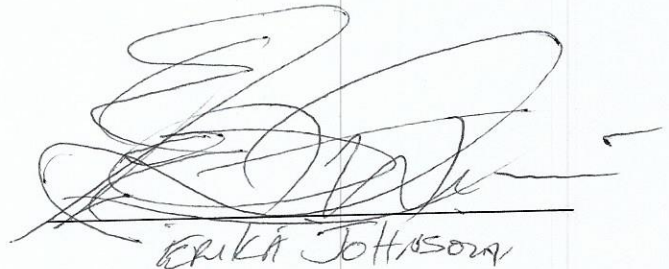
- Justice Keener - When can we reserve the Rec Center? The mayor will address on May 18. The board will decide when.
- R B Lyston – Is the Rio Vista water project done? Has anyone noticed any pressure issues? Viviane has not been able to get an answer from the city about the pressure being lower.

Meeting adjourned: 7:40

Signatures:



CHRISTOPHER A. PRITCHARD



ERIKA JOHNSON