

# La Bandera Phase III HOA Board Meeting January 21, 2025

The La Bandera Phase III HOA board meeting was held via Skype on Tuesday, January 21, 2025, commencing at 6:36 PM.

**Members present:** Eron Ellis; David Jeffreys; Amy King; Anita Mitchell

- We have 17 homes that have yet to pay their annual dues. David has sent individual emails to these owners in addition to the first few mass emails. Terry will personally visit those who still owe or late fees will be assessed beginning February 1.
- An email has been sent to the point of contact at the library to reserve the room for our annual meeting on Saturday, April 12, at 3:00 PM.
  - Discussion turned to the board for next year. David is ready to step down from his post, Eron stated that she agreed to be president for only one year, and Amy is going back to school for a master's degree. What happens if people don't step up? We potentially would have to outsource to a management company, but this would certainly increase our dues. How would our community feel about that?
- Eron will have the newsletter done with reminders of proper garbage can placement, nudges to think about yard work and replacing shrubbery come the spring season, and notice of what happens if people aren't willing to step up and join the board.
  - If families are out-of-compliance with garbage cans, an additional notice (preferably on brightly colored paper) will be attached to the newsletter.
- **Non-conformance issues:**
  - 8441 Arroyo still has a storage pod in their driveway; our best guess is it has been present since early November. Owner had responded to sent email that it would be gone by the end of January. Late fees of \$10/day will be assessed beginning February 1.
  - A letter will be sent addressing the non-conformance of the garbage can corral at 8449 Arroyo. This has already been communicated once and effectively ignored. We will give them 10 days to get rid of it or apply for the variance before fees are assessed.

The meeting was adjourned at 7:06PM. The next board meeting will be on February 18, 2025, at 6:30 PM.