



May 18, 2025

**Portella Bellissimo Unit 2 HOA
Annual Meeting Minutes**

When: May 18, 2025
Time: 10am
Where: Contabella Ln, Bernalillo, NM 87004

Meeting Minutes

1. **Roll call and determination of quorum** – 38% of the units were represented. Without a quorum, a few items were discussed unofficially.
2. **Reading of minutes of preceding meeting** – See meeting minutes dated June 23, 2024, in the Portella Bellissimo Unit 2 HOA Website: www.pbu2hoa.com
3. **Report of Officers**
 - President:
 - Ratification of the budget was complete by the Board on April 15, 2025, at the annual Board Meeting.
 - Secretary/Treasurer:
 - 2024 State and Federal Tax Filing - Prepared by R&H Accounting.
4. **Report of Board of Directors/Current Members**
 - Jackie Keenan
 - Rob Davis
 - David Schusterman
 - Jorge Lopez
 - Dylan Rodgers
5. **Reports of Committees - None**

6. **Election of Officers N/A**
7. **Election of members of the Board of Directors (when so required)**
8. **Unfinished business if any N/A**

9. **New business:**
 - a. 2025/26 Annual Budget
 1. Ratified by Board. 8 of 13 households approved.
 - b. HOA dues
 1. Due July 1
 - c. A new Treasurer is needed
 1. Cindy Fruge volunteered. Retired accountant. Retired 2 years ago.
 - d. Sewage Pump Awareness (just a quick PSA)
 1. If you hear a high pitched, whining sound in your front yard, it might be your sewage pump. Worth checking it out.
 - e. Weed control
 1. Make sure to take care of your weeds to keep the neighborhood looking good.
 - f. Front and backyard landscaping design submissions
 1. If you are having major work done (erecting structures, dirt work, concrete, etc.), please make sure to submit your designs and plans to the architectural committee (Rob is the main contact).
 - g. Termites found in 1057 Contabella yard. While not in the house, others should be on alert as it appears they are, at least in part, attracted to the weed fabric as it has cellulose in it.
 - h. Considering replacing sign that tells you to wait for gate to open, as it is quite ugly.
 1. Will review proposed updates and determine what's possible within the budget.

10. **Meeting was adjourned at 10:28 AM**