



May 9, 2026

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

When: 5-9-2026
Time: 5:00 pm
Where: Contabella Ln, Bernalillo, NM 87004

Meeting Minutes

1. **Roll call and determination of quorum –**
2. **Reading of minutes of preceding meeting –**
3. **Report of Officers**

President:

Ratification of the budget was complete by the Board on March 10, 2026, at the annual Board Meeting.

Secretary/Treasurer:

2025 State and Federal Tax Filing - Prepared by R&H Accounting
January 2026.

2026 Office of the Secretary of State Renewal – The annual renewal
was submitted on 5/9/23. The HOA is in good standing with the State.

4. **Report of Board of Directors/Current Members**

David Schusterman
Jorge Lopez - absent
Rob Davis
Cindy Fruge
Dylan Rodgers

Jackie Keenan

5. **Reports of Committees - None**
6. **Election of Officers (when so required) - N/A**
7. **Election of members of the Board of Directors (when so required) - N/A**
8. **Unfinished business if any**
9. **New business:**
 - a. **2026/27 Budget** - There are two parts to the budget. There's the yearly expenses and the contingencies. The quotes are old so the budget in the future will need to be increased.
 - b. **Gate Repair/Replacement** - Decided not to move forward with repair. Would require full motherboard replacement.
 1. Will continue surveying
 2. Will explore updating the technology to improve gate consistency and durability
 3. Need to know the manual override
 - c. **Pedestrian Gate Repair** - Gate handles need to be horizontal to work best. When the locks fail, we should be able to replace it in house.
 - d. **Front Area Irrigation** - Had it checked by Sprinkler Experts. Is now working. If we need to update/replace anything, it will be around \$3,000. Let it ride until it breaks.
 1. Waiting to hear about the construction replacement of our landscaping
 2. Want to update what's in the garden beds.
 - e. **Officially took Jackie off board matters and bank account**
 - f. **Danette's Sign in Front Yard** - We propose removing the sign entirely and swapping the "Gates open outward" sign on the gate to face inside the neighborhood.
 - g. **Road Repair** - We've only recoated. We need to fix the cracks. Especially where the gate sensors are. Will reach out for quotes on repairing cracks.
 1. We will explore warranty from the first time
10. **Meeting was adjourned at 5:55pm.**