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**Annual Membership Meeting Minutes  
January 28, 2021  
Meeting Conducted via Zoom**

**Call to Order:**

David Zeemont, President, called the meeting to order at approximately 6:08 P.M. At this time there were 22 individual accounts logged in, with several hosting multiple neighbors. Attendance was not taken as a quorum was established for voting requirements as explained below.

**Quorum:**

Walter Gomez, Secretary, confirmed that there was a quorum present and that the Meeting could proceed. The quorum requirement for our Association is 35% of the total number of Owners (125) in good standing which is 44. There were 76 Owners (77 ballots) that voted by proxy or by absentee ballot.

**Approval of Minutes:**

Minutes of the 2020 Annual Membership Meeting Minutes held on January 30, 2020 were accepted without objection.

**Treasurer's Report:**

Bob Crowley reviewed 2020 expenditures, and account balance sheet for assets & liabilities. Additionally, the 2021 budget was presented to the members.

*Note: Due to connectivity issues, the audit committee and voting results were delayed until reporting members could rejoin the meeting. For continuity, both were placed in the minutes here (matching the meeting agenda).*

**Audit Committee:**

Rich Corona, Committee Chair, reported on the audit conducted on January 20, 2021. The members of the Audit Committee were Rich Corona and Gail Gomez. The committee highlighted actions required by the 2019 New Mexico State Law "Homeowners Association," commonly referred to as SB-150. Additionally, the committee reported that records were reviewed and maintained in a well-organized manner with no discrepancies noted. The Committee has prepared and submitted a written report to the Board.

**Voting Results: Walter Gomez, Secretary**

Voting was completed prior to the meeting due to COVID restriction. 77 ballots were returned. The votes were counted on 27 Jan 2021 by Gail Gomez, Rich Corona, and David Wright.

There were three open board positions with selection based on the plurality of votes. Results were as follows:

- Secretary, **Mike Buchanan** received 69 votes, 6 Abstain, 2 for write-in
- Treasurer, **Bob Crowley** received 70 votes, 7 Abstain
- Director-at-Large, **David Johnson** received 47 votes; Clarence Palmer received 24 votes; 6 Abstain

There were two amendments on the ballot. Amendments require 2/3 of the votes cast, 52 affirmative votes were required for passage.

- CC&R Amendment #1 Short-term Rental Restriction – **PASSED**. 63 Yes, 14 No
- CC&R Amendment #2 Parking Restriction – **FAILED**. 28 Yes, 49 No

## **Committee Reports**

**CC&Rs: Ginger Dickson, Chair reported.** Highlights of efforts in 2020 included supporting the preparation of the two CC&R amendments. A short discussion on CC&R enforcement was initiated; members were asked to defer discussion until new business.

### **Design Control: Lee Cunningham, Chair reported.**

Lee discussed current efforts and it was explained that a current list of active projects being tracked by the design committee are included in the monthly board minutes. No issues were discussed.

### **Drainage and Erosion: Bob Crowley, Chair reported.**

Three drainage ponds were cleared out of vegetation overgrowth in December 2020. Waiting on rain to determine any future actions.

### **Landscape: Carrie Gaddy, Chair reported.**

Plans for 2021 include replacement of rock at Barcelona gate, replacement of drip lines at both gates and replacement with drought resistance plants at the gates and on several islands as required. Additionally, she is investigating the removal of water on several islands. There was a recommendation by a member to build a walking path on Anthem Road. Recommendation will be taken under consideration.

## **Gates:**

**Access Control: Mike Buchanan** – Discussion about updating individual access codes and updating listing on the kiosk, if you desire to update your code or kiosk listing, let him know.

**Hardware & Infrastructure: Al Shawala** – Gates have been powder coated, an anemometer for high winds was added to Barcelona gate (already installed at Anthem gate); SOS emergency gate opening capability for emergency crews has been added to both gates. For 2021, plans include venting the stucco to avoid future blistering damage, repair and repaint of both gates structures and corner sign structure.

### **Roads: Al Shawala, Chair reported.**

Plan is to recoat phase 3 and fill the cracks of all three phases this summer. Currently evaluating bids.

**Girls Night out.** In suspension due to COVID

**Old Business:**

There was no Old Business.

**New Business:**

There was a lengthy discussion in regard to the anonymous letter, more specifically CC&R compliance and enforcement, board action and inaction, historical inconsistencies of CC&R interpretation, parking on landscaping, parking overnight in driveways, development of a CC&R compliance committee, seeking legal counsel in regard to CC&R compliance and enforcement, CC&R requirements that neighbors should discuss compliance issues between neighbors prior to referral to the board, and maintaining the highest level of neighborhood decorum. No motions were put forth and no decisions were made.

**Meeting Adjournment:** There was no further business. The Meeting was adjourned at 8:30 P.M.