



Coronado Ridge Neighborhood Association, Inc.

PO Box 554

Fairacres, NM 88033

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## Annual Membership Meeting Minutes

January 25, 2024

Picacho Hills Country Club

**Call to Order:** Walter Gomez, President, called the meeting to order at 6:00 P.M.

**Quorum:** The Secretary confirmed that the quorum requirement had been met and that the meeting could proceed. The quorum requirement for our association is 35% of the total number of owners (125) which is 44. There were 58 members and 60 votes represented by proxy, absentee ballot, or in person. (breakdown: 2 proxy, 29 absentee, 29 in person)

**Approval of 2023 Annual membership meeting minutes:** Minutes of the 2023 annual membership meeting minutes were accepted without objection.

**Ballot Discussion:** Director positions (President & Director-at-Large) – Both declared candidates provided a short statement to the members regarding their history and neighborhood views and vision. There were no floor nominations.

**Treasurer's Report:** The 2023 expenditures, and account balance sheet for assets & liabilities were presented. Additionally, the 2024 budget as approved by the Board at the January 2024 Board meeting was presented to the members. (Balance sheet and 2024 Budget are attached). Finally, it was reported that there is no change to annual dues. The \$550 per lot will be billed around 1 March and in accordance with the CC&R and bylaws is due by the end of March.

### Committee Reports:

- **Audit Committee:** The 2023 financial audit had not been completed prior to the meeting due to scheduling conflicts. Once complete and the Audit Committee reports to the Board, the full report will be sent to all members.
- **The welcoming committee** reported that nine houses were sold in 2023. Additionally, the *nextdoor* app has 101 CRNA members in the CRNA private group. This app provides the most efficient and effective way to communicate between neighbors regarding items of interest, including lost mail, animal issues, etc. Contact Gail Gomez with any issues or to be added to the CRNA group.
- **Drainage and Erosion:** There were no significant rain events in 2023 and no issue with drainage. Most drainage issues have been alleviated due to the significant mitigation actions that were taken after the 2006 & 2007 catastrophic rains and the fact that the neighborhood is now built out with established landscaping. A discussion regarding vegetation in the drainage

and retention ponds was held. In the past when the vegetation became abundant it has been cleared, but this is balanced with the positive effects the vegetation provides by reducing erosion and dust in the neighborhood.

- **Landscaping:** The 2023 projects included the islands on Regency Ct. and Island Ct. as well as both gate entries. The 2024 landscaping plan includes revitalizing nine islands, installing flagstone path to the pedestrian gates at both entries and the reinstallation of a water meter on Regency Ct. The planned reinstallation of a water meter elicited a robust discussion regarding the long-term water requirements on community property. This included an option for xeriscaping; limiting vegetation to drought tolerant plants; cost of water and infrastructure; phase 1 islands with water vs. phases 2 & 3 island without water; the realization that the dry island in phases 2 & 3 have a requirement to be watered manually twice a month during the spring and summer. The discussion concluded with the fact that the community property is an extension of our own properties and requires a significant volunteer effort to maintain. If you would like to “adopt” an island near your property or volunteer to assist the landscaping committee, your efforts will be welcomed. The Board will vote regarding the approval of the reinstallation of the meter on Regency Ct. during the 12 February board meeting.
- **Gates:** It was reported that the gates are functioning properly. Over the last several years all four gate motors have been replaced as well as the obsolete kiosk system. Also, the system was upgraded with wi-fi and cameras at the gates. No significant expenditures are anticipated in 2024. Regarding the kiosk and gate codes, if you desire a change to your codes, need a short-term party code, an access code for a vendor, or a change to your listing on the kiosk, send an email request to [gates.cr.127@gmail.com](mailto:gates.cr.127@gmail.com).
- **Design Controls:** During project planning it is recommended to request approval from the DCC early in your planning process to reduce any delays in your projects. Additionally, when painting your house, the expectation is that a 2ft x 2ft patch will be applied to the house for approval. This has helped alleviate misunderstanding and disagreements that have occurred in the past.
- **CC&Rs:** Nothing to report as no changes were requested last year.
- **Roads:** This summer the CRNA will contract crack-fill on all 3 phases of the roads and road-seal of phase 1. Bids will include the option of doing road-seal to both phase 1 & 2. The road committee will evaluate the bids and determine the appropriate path forward. The road-seal project is a time-consuming effort for the committee and David Chase has volunteered to be on the road committee and assist in this effort. Prior to the road-seal effort the roads will be swept and vegetation that extends over the curb will need to be cut back. Please survey your entire property for any vegetation that needs to be cut back or removed. This will prevent the HOA from having to contract this effort out.

**Election results:** The election results with 60 ballots counted are as follows:

- **President:** Walter Gomez received 56 votes, 4 no votes.
- **Director-at-Large:** Dan Delaney received 57 votes, there was 1 write-in vote and 2 no votes.

**Old Business: None**

**New Business:**

- Record retention: To improve CRNA record retention, the Board of Directors now have permanent email accounts that are separate from their personal email accounts. Additionally, the historical records will be scanned and uploaded to a Microsoft 365 account that is available to all directors.
  - Board of Director email accounts:
    - President (Walter Gomez) - CRNA.president@outlook.com
    - Treasurer (Bob Crowley) - CRNA.treasurer@outlook.com
    - Secretary (Mike Buchanan) - CRNA.secretary@outlook.com
    - Director 1 (David Johnson) - CRNA.director1@outlook.com
    - Director 2 (Dan Delaney) - CRNA.director2@outlook.com
- Volunteers: The HOA is staffed and run by volunteers. The latest neighborhood volunteers acknowledged at the meeting were Rose Marie Levasseur and Wilman Lamarre who have refurbished the gate wreaths and will be responsible for storing and hanging them during the holidays. This was a project managed in the past by Judy Corona.

**Meeting Adjournment:** There was no further business. The Meeting was adjourned at 7:30 P.M.