



Coronado Ridge Neighborhood Association, Inc.

PO Box 554

Fairacres, NM 88033

Annual Membership Meeting Minutes

January 28, 2025

Picacho Hills Country Club

Call to Order: The Meeting was called to order at 6:30 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 49 members and 51 votes represented by proxy, absentee ballot, or in person. (breakdown: 27 absentee, 22 in person, 2 proxy)

Approval of 2024 Annual membership meeting minutes: Minutes of the 2024 annual membership meeting minutes were accepted without objection.

Treasurer's Report: The 2024 expenditures, and account balance sheet for assets & liabilities were presented. Additionally, the 2025 budget as approved by the Board of Directors was presented to the members. (2025 Budget is attached). Finally, it was reported that there is no change to annual dues. The \$550 per lot will be billed by the end of February and in accordance with the bylaws is due by the end of March.

- A question regarding the 2024 road maintenance and projected future cost was asked. The 2024 road effort included crack-fill of the entire neighborhood and surface recoat of all of phase I and II. Additionally, phase III of Constitution Road had an additional coat applied. This was not in the initial bid and was covered by the road crew at no additional cost. All three phases are now in great shape and the next maintenance effort is not expected prior to 2030. The 2024 effort zeroed out the road reserve plus an additional \$3K that will be covered using 2025 road reserve funds.
- The road discussion then transpired into a discussion regarding the ability of the \$20K annual road reserve ability to cover future obligations. It was agreed that it will probably not meet 100% of future maintenance requirements. It was also stated that the general reserve fund has over \$90K and that the 2024 general income exceeded obligations by \$20K. The summary is no increase in dues is warranted and that if required the general reserve fund can cover additional road cost.

Ballot Discussion: Director positions (President & Secretary, Treasurer & Director-at-Large)

- Galen Treadgold provided a short statement to the members regarding his history and neighborhood views and vision.
- Mike Buchanan stated that it had been challenging filling in as acting president for the last 6 months because many of the "neighborhood issues" could and should be taken care of between neighbors and not via the Board.
- There was no other discussion and no floor nominations.

Committee Reports:

- **Audit Committee:** The 2024 financial audit had was completed by Ann Flatz and David Wright. David presented the findings to the members. Their written report is included as an attachment.
- The welcome committee has been turned over to RoseMarie Levasseur.
- **Drainage and Erosion:** There were no significant rain events in 2024 and no issue with drainage.
- **Landscaping:** A summary of the 2024 completed project and the 2025 focus was presented to the members.
- **Gates:** It was reported that the gates are functioning properly. No significant expenditure is anticipated in 2025. 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.
- **Design Controls:** Lee Cunningham reported that all but 2 lots are built-out and the effort of the Design Control Committee has dropped off significantly. Therefore, he has recommended that the committee be closed and the responsibility by transferred to the Board of Directors. This will be an action item for the 10 February Board meeting.
- **CC&Rs:** There were no changes requested last year to the CC&Rs or bylaws. The committee stands ready to assist the Board or individual members with crafting language for any proposed changes.
- **Roads:** As discussed above, 2024 was a herculean effort by the Road Committee and a significant inconvenience to the members. The roads, as the single largest asset and liability for our neighborhood, are in much better condition than the surrounding county and neighborhood roads.

Old Business: None

New Business:

- **Mid-year members meeting:** It was proposed that a mid-year member meeting in lieu of the block party be considered. Post Covid the attendance has dropped year after year and maybe a different venue would illicit more participation.
- **By-law changes regarding elections:** It was proposed that the members re-consider the election process for directors. In 2023 the members voted on the improved language that solidified the current process of members running for and being elected to specific positions on the board. There is the opinion that this process stifles volunteers and may have been validated in the lack

of nominees in this year's election. It is again proposed that the members consider allowing nominees to run for board positions as generic directors. Once elected the Board will divvy out positional responsibilities amongst the members. The largest concern among members is having a voice in selecting the position of treasurer specifically. No consensus or decision was made.

- 100% Mail-in ballot: It was proposed that the members consider going to 100% mail in ballots. The concept is that voting would open immediately after the meeting and that ballots and return envelopes would be provided to all members. Over the last several years quorums have only been met using proxy and mail-in ballots. Unfortunately, these ballots are submitted prior to the meeting and without the luxury of the meeting discussions. This would require a change to the by-laws and approval of the membership.
- Event Committee: Several of the meeting discussions centered on a noticeable decline in the "neighbor" feeling in the neighborhood. Much of this was attributed to a covid and post covid environment. It was proposed and several members volunteered to start an event committee to re-invigorate the neighborhood. This will be an action item for the 10 February Board meeting.
- Wildfire concerns: A discussion regarding any possible action individuals or that CRNA may take regarding wildfire concerns. The board agreed to investigate the issue.

Election results: The election results with 51 ballots counted are as follows:

- President: Galen Treadgold received 48 votes, there was 2 no vote and 1 write-in.
- Secretary: Mike Buchanan received 50 votes, there was 1 no vote.
- Treasurer: Bob Crowley received 51 votes.
- Director-at-Large: Bill Love received 48 votes, there were 3 no votes.

Meeting Adjournment: There was no further business. The Meeting was adjourned at 8:15 P.M.