



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

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CRNA BOARD MEETING MINUTES

April 8, 2019

President, Dave Zeemont called the meeting to order at 4:35 P.M. A quorum was present with four out of the five members present.

Present were: President, Dave Zeemont; Secretary, Walter Gomez; Director, Gwenda McClure; and Director, Mike Buchanan.

Residents: Jan Thune, Robert Thune, Lee Cunningham and Mike DeAntonio.

Minutes: The minutes of the March 11, 2019 meeting were presented to the board for approval. Dave called for a motion to accept the minutes of the last Board meeting. Gwenda McClure motioned to accept the minutes as written. Mike Buchanan seconded the motion. The Board approved the Secretary's Minutes without objection.

Treasurer's Report: Bob Crowley, Treasurer, was not present and had not submitted any financial reports for March. The financial reports, as sent post meeting, are attached.

Design Control: Lee Cunningham, Chairperson of the DCC, and Mike DeAntonio, Chairperson of the CC&R, discussed their evaluation of how alleged infractions of the Design Control process for construction projects should be addressed. The consensus is that, per the CC&R's, the DCC should investigate and attempt to resolve the issue(s) with the lot owner/member once an allegation has been made.

Lee reported that he had met with two members and that they had either taken or would be taking the remedial actions recommended by the DCC and that he considered the issues resolved for these two properties. Lee stated that the resident/members were very cooperative and understanding which made it easier to come to a mutually agreed upon resolution in both cases.

Another member has approached the DCC for recommendations for approved contractors to build a swimming pool and art studio. They were informed that neither the DCC nor the Board makes any recommendations or referrals for contractors, but that the Las Cruces Home Builders Association could be a resource for them. The DCC provides a review and approval once the contractor's plans are submitted to them.

CC&R and By-Laws: Mike DeAntonio, Chairperson, reported that he has not been able to convene a meeting of the his committee to discuss the full implications of the recently passed amendments to the New Mexico HOA Act commonly referred to as SB150. He will schedule a meeting prior to the July 1st implementation date and report back to the Board.

Walter Gomez has drafted a Board Member Certification that is required by SB 150 and it has to be reviewed by the committee to insure that it meets all the criteria before being implemented.

The recently "discovered" Articles of Incorporation document for CRNA will be posted on our website.



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There were no other committee reports given or submitted.

Old Business: Dave Zeemont reported that he had been in communication with a member who has not been in compliance with the parking policy. It is taking some time to obtain full compliance due to some personal issues the member is experiencing. The Board was in agreement that the member should be granted some additional time for compliance due to extenuating circumstances.

Dave has also sent a letter to a member regarding complaints that have been received about their conduct regarding the placing and storage of their trash and recycle containers.

A member in attendance asked to address the Board about additional infractions of CC&Rs that he alleges are occurring. Several of the infractions involve a previously discussed property and another involved a second property.

At this point Mike Buchanan reminded those present that the proper procedure for enforcement of the CC&Rs calls for the individual members to attempt resolution by meeting with the alleged violator. This should be done prior to bringing the required written documentation of what has transpired to the Board. [Article VII Enforcement 2 a – c, page 11 of the current CC&Rs] In this circumstance one of the members is absent most of the time and there have been some historical negative interactions with the other member.

Dave Zeemont took note of the allegations and asked the member to send him an e-mail detailing the allegations. Dave stated that he would investigate the complaints and report back at the next meeting.

The Board often finds itself handling complaints, and this is a normal function and is somewhat expected. Dave reported that in the last month he has been contacted twice to assist residents that demonstrate the more positive actions that often go unreported. The first incident had several concerned residents reporting what they thought was a major water line break at a residence. Upon investigation it was revealed that a swimming pool was being drained for needed repair. The second incident was when a resident noticed a DASO officer at a neighbor's home. It turned out that a wellness check had been requested. Several other neighbors and Dave got involved and through their efforts they found out that the resident had been hospitalized and that the member's family had not been notified. We do have a neighborhood where neighbors are looking out for each other.

Walter Gomez reported that Tim Henderson, resident/member, has volunteered to coordinate the annual community-wide garage sale. The Board accepted Tim's offer and instructed the Secretary to send out a notice to the community informing them that Tim will be coordinating the sale.

New Business: The Board discussed a non-profit that wants to place a link on our website. Richard Johnston is researching the organization and will report his findings to the Board.

Dave called for a Motion to adjourn. Walter Gomez made a motion to adjourn the meeting, Mike Buchanan seconded the motion, the motion passed by acclamation. The meeting was adjourned at 5:08 P.M.

The next Board meeting will be May 13, 2019 at 4:30 P.M. at 1236 Regency.