



Coronado Ridge Neighborhood Association, Inc.
PO Box 554
Fairacres, NM 88033

CRNA BOARD MEETING MINUTES – 8 April 2024

The meeting was called to order at 4:30PM. Board members in attendance: President, Walter Gomez; Secretary, Mike Buchanan; Directors-at-Large, Dan Delaney & David Johnson. Association members participating included Gail Gomez, Becky Delaney, Cathy Hickle, Dave Chase.

February minutes: Approved without change.

Treasurer report:

- The February and March treasurer's report (attached) was provided in advance of the meeting as the treasurer was unavailable for today's meeting.
- The market rate saving account has been established. Interest earned is listed under "other income / interest earned" on the profit and lost financial page of the treasurer report.
- Dues Status: All but 13 members have paid their dues in full. The members that have not paid will be sent a reminder. Members that have not paid are at risk of fines and liens.
- CRNA insurance policy was renewed for 2024 at a cost of \$2008.00.
- 2024 financial audit, review, or compilation: The treasurer is attempting to identify the CPA to complete this task.

Neighbor Inputs: Inputs received by neighbors at the meeting are as follows:

- Seven of the "No Trespassing" signs were stolen on the south edge of CRNA property. New signs are being installed and loss prevention measures have been included.
- A neighbor's landscaping crew was observed dumping waste on the back of their property. The Neighbor was notified. Dumping landscaping debris on your property is not a best practice (fire hazard) and with the winds, it will eventually become a problem for your neighbor down wind.
- The Anthem Gate light nearest the exit gate was damaged either by vandalism or possibly struck by an item extending from a work truck. The sconce has been replaced.
- A member contacted the board regarding the possibility of hiring a security service to patrol the neighborhood at night. The initial bid, provided by the member, would incur a cost of \$10,002.58 per month (\$78/lot/month). The Board has no intention of acting on this proposal. Additionally, the CC&Rs only allow for a 10% increase in dues if approved by the members. There is no financial path for the HOA to incur this expense.

Committee reports:

- Audit – The 2023 financial audit was completed. Acting Chairperson, Gail Gomez, provided the report to the board. The report is attached. The Board is soliciting members to volunteer to chair this

committee. The effort requires a few days in January to review previous years expenditure and provide the report for the members.

- Drainage & Erosion – nothing to report.
- Landscape – A discussion regarding the re-installing of the water meter on North Regency Ct. was continued from the last meeting. The decision was deferred again until the June Board meeting.
 - A landscaping Committee report was submitted after the meeting was adjourned as no committee member was able to attend. It is summarized below for member information:
 - The water has been turned on. We spent several days repairing and replacing multiple spaghetti lines along with several large leaks.
 - The fountain has been cleaned, tile sealed and will be filled on Wednesday.
 - Planting will start on the 17th.
 - David Chase has joined our committee
- Gates – nothing to report.
- Design Control – Summary of projects submitted to the committee. (**Bold** is updated)
 - 1239 Titania - new construction
 - **8080 Constitution Rd – house paint**
- CC&R – It was agreed that every Board meeting minutes will highlight a CC&R or bylaw section for awareness. This report covers Article V, General Restrictions, paragraph 5. *Responsibility of the Owner to maintain the property.* The full CC&R are available on the CRNA website:
<https://coronadoridge.com/covenants-bylaws>
 - Article V, Para 5: *Each Owner of any Lot shall have the responsibility to remove all trash from his Lot and to remove all large weeds and dead vegetation from on and near the building pad and landscaped areas of his Lot and shall not be allowed to burn or dump weeds or trash thereon. In the event that trash or large weeds accumulate on any Lot, the Board of Directors shall have the authority to clean up the Lot and charge the Owner actual expenses. If said charge is not paid within sixty days, the Board of Directors has the authority to file a lien against any Lot that has failed to pay said charge. Trash and recycle cans must be stored out of sight of the road and neighbors and removed from the street at the end of each pick up day. Additionally, each Lot Owner shall be responsible for maintaining the unpaved portion of the Right-of-Way contiguous with the Owner's Lot. This area shall be maintained as if it were a part of the Owner's Lot, except that no walls, fences, boulders, signs, or large trees or shrubs shall be permitted within it. Upon failure of the Owner to maintain this area, the Board of Directors of the Coronado Ridge Neighborhood Association may, at its discretion, after giving the Owner thirty days written notice, have the area maintained. The cost of this maintenance may be charged to the Lot Owner as a special assessment against the property by the Coronado Ridge Neighborhood Association. An exception to this responsibility for maintenance shall be made with respect to that portion of the Right-of-Way that lies within 100 feet in both directions from the entry gates; this area shall be maintained by the Coronado Ridge Neighborhood Association.*
- Roads – A “scope of work” has been developed and solicited to several companies; initial bids have started to be received. In reference to the above CC&R section. In preparation for the road work and

due to overgrowth onto the road edge that is not being maintained properly by the members, a landscaping company will be hired to cut back vegetation that will be a hinderance to the road crews.

Old Business: None

New Business:

- May Garage Sale – We need a volunteer to organize and coordinate this event. If no volunteer steps forward, there will not be a garage sale in 2024.

The meeting adjourned at 6:28 PM / Next Board meeting is scheduled for Monday, 10 June 2024 at 4:30 PM – 1220 Academy Ct

CRNA Website: www.coronadoridge.com

Board of Directors:

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