



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

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CRNA BOARD MEETING MINUTES – 15 April 2026

The meeting was called to order at 4:30PM. Board members in attendance: President Galen Treadgold, Secretary, Mike Buchanan; Treasurer, Bob Crowley; Directors-at-Large, David Chase via phone, William Love was unavailable. Association members participating included Brian Kjellberg, Carrie Gaddy & Guillermo Yanes & Jan Severson.

February minutes: Approved.

Treasurer report: The treasurer presented the report for February and March (included in email).

- 2026 Dues: 103 members have paid their 2026 dues as of 31 March. Second notices have been sent to delinquent members.
- 2026 Insurance. \$15K in property coverage has been added to our liability policy.

Neighbor Inputs:

- Members continue to park/store vehicles on the landscaping.
  - Response: This is an ongoing intermittent issue that has expanded to multiple properties. Parking of any vehicles on the landscaping is a CC&R violation. Additionally, no trailers or off-road vehicles are permitted to be stored outside overnight in the neighborhood. Members will be contacted.
- Burning of yard debris or any garbage:
  - Response: This is not permitted in the neighborhood. Members were contacted.
- On 20 March a member stopped their vehicle and despairingly pointed out that the island by their house looked like (expletive) to volunteers from the Landscape committee as they were performing maintenance on a different island.
  - Response: If you have an issue with the neighborhood, please contact a Board member and not take it out on a volunteer or hired contractors.
- Stop signs at the Anthem gate. Often drivers not stopping and someone is going to get hurt.
  - Response: This is a county road, and members should contact appropriate representatives.

CRNA Website: [www.coronadoridge.com](http://www.coronadoridge.com)

Board of Directors:

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- There seems to be an invasion of weeds this year in the and areas between some of the homes and to my knowledge there is no work being done on weed abatement.
  - Response: The spring weeds are here – please make the effort to control the weeds (especially along the road in and out of the landscaped area). Your attention to this matter helps keep the neighborhood looking good.
- There was a question regarding the drainage ditch along the northern boundary of Coronado Ridge and the southern edge of Picacho Mountain properties.
  - Response: This ditch was installed by and is on the property of Picacho Mountain lot owners. If there are issues with the ditch, it is recommended that you contact your neighbor to the north.

#### Committee reports:

- Drainage & Erosion – The effort to maintain retention area to the south of Sonnet Ct. and Barcelona Road have been completed.
- Landscape:
  - Renewal of the Landscaping Contract. The Committee developed a detailed Statement of Work and solicited a half dozen companies to provide bids. Four bids were received and the recommendation to the Board was to continue working with Extreme Landscaping. The monthly cost has increased from \$1100 to \$2200. Extreme Landscaping, as outlined in the Statement of Work, will have expanded responsibilities and cover a lot of the efforts that the committee volunteers have been doing. This is the first increase in many years. Additionally, dues increase at the 2027 Members meeting is anticipated. The last dues increase was 2016.
- Gates – The Barcelona entrance gate was rammed open multiple time over a 3-day span. The Member was contacted.
- Design Control – Summary of projects submitted to the Board
  - 1232 Titania – landscaping was approved
  - 1220 Sonnet Ct. - gate install /metal fence extension – approved
  - 1201 Sonnet Ct – paint – approved
  - 1232 Regency Ct – paint approved
  - 8046 Constitution – adding a 3<sup>rd</sup> garage – in review – this was presented after the meeting but include for member notification

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- Roads – Committee was unavailable but requested at the June Board meeting an added agenda item to discuss road crack fill options.
- CC&R – nothing to report
- Welcome Committee – nothing to report
- Activity – The girl's night out is scheduled for the fourth Thursday of every month. The April event is at 5:30pm on 23 April at Picacho Hills Country Club.
- Lighting – Work continues with the committee developing the standards that will be implemented in the policy.

#### Old Business:

- Wildfire concerns: Three actions are still outstanding:
  1. Fire hydrants added to county emergency response app. Complete
  2. Hydrant testing. This was scheduled for Monday 20 April but was rejected by Dona Ana Mutual Domestic Water Consumers Association. The test would not have been a "flow test" but an operational test with minimal water use of five randomly selected hydrants within the neighborhood. Efforts are still ongoing.
  3. Dissemination of the emergency gate code and procedures for the SOS Emergency Access System to all emergency response organizations. On hold
- Discussion regarding a consolidated web-based solution for HOA applications (files, website, directory, financials, communications): It was proposed that this effort may be overkill for our 127-member association and discarded. Separately the Board will beta test an online voting app to be discussed at the June meeting.
- A review of the proposed Commercial Event Agreement Document was discussed and will be reviewed for consideration at the June Meeting.
- The Treasurer upgraded his QuickBooks to the 2024 version. The online version at a cost of over \$800/year was rejected.

#### New Business: None

The meeting adjourned at 5:35 PM. The Board will meet on Thursday 25 June, at 4:30 PM. Location PHCC.

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