



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

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CRNA BOARD MEETING MINUTES

August 12, 2019

President, Dave Zeemont called the meeting to order at 4:30 P.M.

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

Residents: Mike DeAntonio, Jan Thune, Al Shawala and Carrie Gaddy.

Minutes: The minutes of the July 8, 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, presented the July financials. There were some collections in July. The Profit and Loss statement for July includes a charge of \$530.00 for landscape rock at the Barcelona Gate entrance and some \$1,200.00 for plants. That brings the total landscape amount to \$2,245.37 for the month. We had interest income of \$20.58. Our Balance Sheet reflects \$60,696.12 in savings and \$30,488.81 in checking for a total of \$91,184.93. We are on track for being able to set aside the full \$20K for the road fund this year. We had planned on being able to set aside \$15K in our emergency fund; however, at this time it looks like that amount will be closer to the \$10K to \$12K range.

There are still four (4) owners that have not fully paid their 2019 Annual Assessments. One has made a partial payment, one had an issue with their automatic pay and the other two have not made any payment. Bob has made contact with the owner that had an issue with the auto pay and they are sending a check. Bob will probably have to initiate the process of placing a lien on the two properties that have not made any payments. There was also an overpayment of \$275.00 that was the result of a title company holding funds from a property sale for over 90 days for some unknown reason. Dave called for a motion to accept the Treasurer's Report as presented. Mike Buchanan made the motion to accept the Treasurer's Report as presented. Gwenda McClure seconded the motion. The Board accepted the Treasurer's Report as submitted. The financial reports, as presented, are attached.

Landscape: Carrie Gaddy, Chair, stated that the landscape rock cover still has to be installed at the corner of Anthem and Barcelona. Kelly Dickson will install the landscape rock and some boulders. The relocated lights seem to be more effectively illuminating the four trees.

Gates: Al Shawala, Committee Member, reported that there was some minor vehicle damage done to the keypad/intercom kiosk at the Anthem gate that will be repaired. There is also an ongoing issue with the exit gate opening on its own. This problem appears to be related to the early morning sunlight. The system has been checked for error codes and none have been found.



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AI is still planning for the replacement of the two remaining original gate openers and will make the required budget request for next year. AI has still not been successful in locating a contractor to make the necessary repairs and painting of the Anthem gate structures.

Mike DeAntonio, reported that he has been asked about the possibility of software updates for the gates. He stated that there is not an update available for the current software, a version of MS DOS, since it is so old and no longer supported. He stated that it is somewhat difficult to learn the software, but once you learn it the programming works fine. An update of software to a graphic user interface would possibly require hardware modifications and/or replacement and there may be compatibility issues with the openers and remote "clickers". AI and Mike will perform a more detailed investigation of the feasibility of undertaking a modernization of the gates and report back to the Board. The Board expressed some concern that Mike is the only person proficient in using the software.

Design Control: Lee Cunningham reported, via email, that construction requests for two new homes have been approved. Construction will soon begin on lot 108, 8092 Constitution and on lot 123, 8113 Constitution. Lee also reported that, in coordination with the Board, a member's request for a review of the Association's records of a prior approval of a previous project was accommodated.

Drainage and Erosion: Bob Crowley reported that there are no issues to report. Some vegetation removal in some of the collection ponds will still be performed later in the year.

Audit: Rich Corona forwarded the resignation he had received from committee member Sonny Mayer. Rich informed the Board that he would like to nominate Gail Gomez to take Sonny's place. Dave Zeemont, as President, formerly approved her appointment to the Audit Committee.

CC&R and By-Laws: Mike DeAntonio, CC&R Chair, reported that the Committee is still working on the recommended changes to the community documents required by the recent amendments to the New Mexico HOA Act (SB 150). They hope to have a draft of the required changes along with their recommendations for other changes to the community documents for the Board's review by next month's meeting.

There were no other committee reports given or submitted.

Old Business: A resident's request for a parking waiver was reviewed. Bob Crowley moved to approve the request for 6 months. Mike Buchanan seconded the motion and the Board voted unanimously to approve the request for 6 months. The waiver is renewable. The Secretary will formally notify the requestor.

The continuing issue of parking within the subdivision was discussed at length. The Board members fielded questions and concerns from the members present concerning what criteria the Board was using to grant waivers. It was evident that this is an on-going issue within our community. Several times during the discussion the current CC&Rs were referenced to clarify what was specifically written. It was evident that there was a lack of familiarity of the parking restrictions and requirements with several of the individuals present. The Board was not able to come to a consensus of formal criteria for granting a waiver or even the need for such criteria. The members present voiced considerable frustration that past efforts to address the enforcement of the parking restrictions seems to be inconsistent.



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Mike DeAntonio, CC&R Chair, stated that the CC&R Committee was addressing parking in their draft proposals for the Board's consideration. The Board decided that they would wait to see what proposed changes the CC&R Committee drafts. The issue was tabled and will be revisited at the next meeting.

Mike Buchanan questioned the draft parking violation notice that had been circulated to the Board. Everyone present was reminded that this was an action item from the June CRNA Board meeting.

The request from About Assisted Living having a link on our website was denied. The Board is not in favor of having third party links on our website.

Some of the items required and allowed under the provisions of SB 150 were briefly discussed.

- Bob Crowley, Treasurer, will research area CPAs that may be interested in conducting the required audit, review or compilation that is required every three (3) years. There is no great urgency since we have until July of 2022 to accomplish this. Bob's recommendation is that we have a compilation done since it is the least expensive option allowed.
- The Board discussed the \$300.00 fee that HOAs are allowed to charge for preparation of the HOA disclosure documents required for real estate transactions. The Board decided that CRNA would not implement the charge at this time.
- As part of the HOA disclosure documents, the Board will now include a request for buyer contact information. This information is required by the Treasurer, the Secretary and our Welcome Committee (Judy Lubeck).
- Bob will also compile a list of all the fees and fines that CRNA may impose. Under SB 150, whenever a new annual budget is adopted, a copy of the budget and this list is required to be provided to all members of an HOA.

New Business:

There will be an Emergency Preparedness Fair on September 7th at PHCC from 10 A.M. to 2 P.M. for all the residents of Picacho Hills. It will be in the main parking lot at PHCC.

Dave informed those present that PHPOA was hosting a meeting of all the HOA Presidents within Picacho Hills on September 11th at 2:30 P.M. at PHCC. The main topic will be the provisions of SB 150.

Dave discussed the recent "controlled" fires that were conducted in the vicinity of Picacho Ave. As offensive as they may have been, it does not appear that the activity was in violation of County regulations. They are under review by the State.

Dave called for a Motion to adjourn. Mike Buchanan made a motion to adjourn the meeting, Gwenda McClure seconded the motion, the motion passed by acclamation. The meeting was adjourned at 6:05 P.M.

The next Board meeting will be September 9, 2019 at 4:30 P.M. at 1236 Regency Court.