



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

December 3, 2018

President, Dave Zeemont called the meeting to order at 4:39 p.m.

Present were: President, Dave Zeemont; Secretary Laurie Blanco, Director at Large, Gwen McClure; and Director at Large, Ginger Dickson.

Residents: Jan Thune, Dick Johnston, Steve Bailey, Walter Gomez, and Alan Shawala.

Dick Johnston, Steve Bailey, Alan Shawala, Judi Corona, Kathy Mayer, Mike DeAntonio, Carrie Gaddy, Kelly Dickson, Lori and Mike Buchanan.

Minutes: Minutes of the November 5, 2018 meeting were presented to the board for approval. *Gwen McClure motioned to accept the minutes as written. Ginger Dickson seconded the motion. The Board approved the Secretary's Minutes without objection as noted.*

Treasurer's Report: Bob Crowley was not present at the meeting but had provided a copy of the proposed Budget for the 2019 calendar year. The budget reflects the same amount of income as there will not be any increase in assessments for the upcoming year. There has not been an increase in assessments in 3 years. The road reserve will remain the same at \$20,000.00, the landscape improvement was adjusted as no projects are currently planned and the emergency fund was increased. The bottom line for the budget is the same as the current year. There was a motion from Laurie Blanco to accept the proposed 2019 Budget to present it at the CRNA Annual meeting January 24, 2019. The motion was second by Gwen McClure and was passed by acclamation.

The monthly Treasurer's report reflected no new or unusual income or expenses. *Gwen McClure motioned to accept the report as presented. Laurie Blanco seconded the motion. The Treasurer's Report was approved without objection. The financials and 2019 Budget are attached.*

Laurie Blanco asked that a notation to the November minutes be made with reference to the upcoming annual meeting. Steve Bailey had volunteered to count ballots but since the meeting has decided to run for the position of Secretary. Anna Leunberger, Mike DeAntonio and Sandy Camden agreed to count ballots at the annual meeting. Steve Bailey was also chairperson for the nominating committee, Dave Zeemont nominated Walter Gomez to be the new chairman. A motion by Ginger Dickson was made to accept Walter Gomez as the new Nominating Committee Chairman. A second was made by Laurie Blanco and the motion was passed by acclamation.



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Committee Reports:

Landscaping: *Carrie Gaddy reported that Kelly Dickson is waiting for more of the rock in the same color and size to finish the rock work on the east side of Anthem. Carrie had no other business to report.*

Gates: Alan Shawala stated Apex the company serving the gates adjusted to the main gate for times of high wind and wind gusts and the appropriate adjustments have been made. Alan suggested that the same equipment wind sensor that regulates the gate for the high wind variables be purchased and installed for the gate on Barcelona Ridge.

The board wanted to note and give special thank you to Kathy Mayer and Judi Corona for purchasing and hanging 4 new large Christmas wreaths for the gates.

Drainage: Kelly Dickson stated that there were no significant drainage issues from within the subdivision but there is still run off from the property to the north of us. That property was formally part of Picacho Mountain but is now owned by the City of Hatch.

Annual Meeting will be held at Picacho Hills Country Club on Thursday January 24, 2019 at 6pm.

Kathy Mayer has stated her intention to run for the Director at large position, Steve Bailey is running for the Secretary position and Bob Crowley will run for Treasurer.

CCR'S

Mike DeAntonio and Steve Bailey have a recommendation from the committee for an amendment to Article IV Section 2 and Article V Section 13 which will be included in the Ballot at the annual meeting. A copy is attached but is not in its final form but will appear on the ballot at the annual meeting.

Design Control: Lee Cunningham, Committee Chair, was not present but Kelly Dickson was present representing the Design Control Committee. A request from Mr. and Mrs. Buchanan to approve construction of a garage structure at their home at 1201 Sonnet was made to the Design Control Committee. Jan Thune asked the question that this same request for approval of the construction of a new garage was made last year and denied by the Design Control Committee, and why was it being considered again. Mike and Lori Buchanan were present and addressed this question from the floor. Mike stated that the original request did not contain drawing and construction plans prepared by an architect. Mike explained that the new drawings had the detail necessary for the Design Control Committee and the neighbors to get an accurate picture of the project



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also the new garage height has been changed to be lower than the existing home. The garage will be built into an existing berm and the dirt and plants that is removed will be replaced after completion to help restore the area to its natural flora. At this time, Kelly Dickson read the prepared letter from the committee that detailed their review and their decision which is attached. There was considerable discussion about the wording in the Coronadoridge2018@yahoo.com

CC&Rs and their interpretation as the wording can be subjective. The question of whether this request constitutes a variance will be reviewed by the CCR'S committee to give an opinion. The Design Review Committee will meet with the CC&R Committee to attempt to come up with an answer. Should it be decided that this does not constitute a variance than the Design Control committee vote to approve will stand if not a vote from the board will be required.

Ginger Dickson made a motion to adjourn the meeting, Gwen McClure seconded the motion, passed by acclimation. The meeting was adjourned at 5:28 pm.

THE NEXT BOARD METTING WILL BE ON THURSDAY JANUARY 10, 2019 AT 4:30PM AT DAVE ZEEMONT'S HOUSE.