



Coronado Ridge Neighborhood Association

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CRNA BOARD MEETING MINUTES

December 9, 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: Jan Thune, Lee Cunningham, Al Shawala and Judy Corona.

Minutes: The minutes of the November 18, 2019 meeting were presented to the board for approval. Dave called for a motion to accept the minutes of the last Board meeting. The motion was made and seconded. The Board approved the Secretary's Minutes without objection.

Treasurer's Report: Bob Crowley, Treasurer, presented the November financials starting with the Profit and Loss Statement. Bob has moved \$20,000 dollars into the Road Resealing Account. Other monthly expenses are normal with the exception of the payment of property taxes in the amount of \$66.12. The Association pays property taxes on the drainage collection ponds, gates and roads that we own. There was no Landscape bill received for November, but the bill has been received for December. That bill is for both November and December. The year to date Profit and Loss currently shows a net income of \$22,050.30. Whatever is left over after the payment of all expenses in December and the closing of the books for 2019 will be moved to the Emergency Fund. The total amount of funds in our checking and savings accounts is \$88,643.34. The late fees assessed to the delinquent annual assessment payer have been received and will be reflected in the December statements. The lien filed on the property will removed. There was some discussion as to whether all the required \$1,000.00 cleanup deposits have been received for all the current construction projects in the subdivision. Lee Cunningham, Design Control Chair, will follow-up with Bob to verify that the deposits have been collected. Bob reported that he is still not in receipt of \$275.00 for the Annual Assessment that is being held by a title company as a result of the sale of a residence.

Dave called for a motion to accept the Treasurer's Report as presented. The motion was made and seconded. The Board accepted the Treasurer's Report as submitted without objection. The financial reports, as presented, are attached.

Landscape: There was some erosion control work done on the uphill side of the Barcelona/Anthem intersection to control potential runoff. This area is still scheduled to be landscaped with rock and boulders.

Drainage and Erosion: The recent precipitation events have not generated any significant runoff or silting problems and everything appears to be in good order.

Gates: Al Shawala, Committee Member, reported that we are still experiencing some issues with the Anthem exit gate and the anemometer. Evidently the anemometer is not opening the gates in high wind conditions. There is still a problem with the battery backup system not fully functioning even after replacing parts salvaged from the Barcelona gate motor replacement. Bob Crowley had to de-energize the gates in order to get them to open. This resulted in the gates being open for a couple of



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days. Al is in contact with the contract maintenance service: however, there appears to be some communications issues and lack of timely response from the contractor.

Design Control: Lee Cunningham, Chair, reported that there are no issues from his perspective.

There were no other committee reports given or submitted.

Old Business: The Board discussed the work that the ad hoc committee on the annual CC&R reminder had submitted. Jan Thune and Judy Corona are members of that committee and they discussed what they had come up with. Some members of the Board had not received the email list, but they were provided with printed copies. After some discussion it was decided that the committee would have another meeting and finalize their submission for the Board. The reminders will be either sent out as a single reminder in January or as single topics on a monthly basis.

The upcoming Annual Meeting to be held on January 30th was discussed at length. The Board reviewed the tentative agenda and discussed the items and made some revisions. The logistics of the meeting were discussed. We need at least three (3) volunteers to assist with signing in attendees, issuing ballots and processing proxies. The same process used last year will be utilized again this year. The subdivision has been divided into sections by street names. Sign in sheets will have the numerical listing of addresses with owners' names for verification. A notice about the sign in process has been prepared and will be sent out to the Membership closer to the scheduled Meeting date. Jan Thune and Judy Corona volunteered to assist with the sign in. Gwenda McClure also volunteered to assist as needed. We will also need three (3) volunteers to tally ballots at the conclusion of the voting. Some names were discussed (Anna Leuenberger, Mike DeAntonio, David Wright), but we don't want to "voluntold" anyone. Candidates are excluded from volunteering. Any member that is interested in volunteering to count ballots should contact the Secretary. Walter Gomez, Secretary, also asked Gwenda McClure and Mike Buchanan for assistance in taking notes for the minutes of the Annual Meeting.

The proxy forms have already been drafted. A voter guide has been drafted, but has yet to be reviewed by the CC&R Committee Chair. Once the voter guide has been approved, it will be sent out to the Membership. The amendments to the CC&Rs and Bylaws required by the amendment of the New Mexico HOA Act (SB 150) have to be voted on and approved by the Association Members. The Secretary requested permission from the Board to release the recommendation document that the CC&R Committee prepared. This permission was granted. The SB 150 document was previously sent out.

The proxy forms will be sent out on January 1, 2020. Absentee voting will be from January 1st through January 21st. Completed absentee ballots must be received prior to the Meeting on January 30th.

The proposed budget for 2020 was discussed by line item. The budget was verbally approved, but it is not currently in the final format to be published. Bob will finalize the budget for the Board to formally vote on at the January Board Meeting. Once the Board adopts the budget, it must be sent out along with the list of fines and fees within 30 days of adoption and prior to the Annual Meeting (per statutory requirements and Bylaws).

A member's request for a parking waiver extension was discussed. Currently the Board has a moratorium in place for enforcement of the parking restrictions and the granting of parking waivers until after the Annual Meeting. This was put in place due to proposals to amend the parking



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restrictions. The Board commended the Member for requesting the extension, but it was suggested that the request be tabled until after the Annual Meeting in case the parking restrictions are amended. The Member will be held blameless in the event that the parking restrictions are not amended. The motion was made and seconded to table the request. The motion passed unanimously.

New Business: There was no new business.

There being no further business, Dave called for a Motion to Adjourn. The motion was made and seconded. The motion passed by acclamation. The meeting was adjourned at 5:33 P.M.

The next Board meeting will be January 13, 2020 at 4:30 P.M. at 1236 Regency Court.