



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

CRNA BOARD MEETING MINUTES – 10 December 2024

The meeting was called to order at 4:30PM. Board members in attendance: Secretary, Mike Buchanan; Treasurer, Bob Crowley; Directors-at-Large, Dan Delaney, David Johnson and Galen Treadgold (via phone). Association members participating included William Love & Guillermo Yanes.

October minutes: Approved without change.

Treasurer report:

- The October and November treasurer's report (attached) was presented and approved.
- The Draft 2025 Budget was presented and discussed. The budget will be finalized after December financials are closed out. The Board has agreed to approve the Budget once finalized and present it to the Members at the Jan 28, 2025, Annual Member's meeting.
- Road Reserve: With the completion of Phase I and II (two coats of reseal) and a single coat of reseal on Phase III of Constitution Road, the roads conditions are outstanding. No significant maintenance is expected for 5-6 years. The effort this year has exhausted the Road Reserve fund plus approximately \$3K from the "emergency fund." The cost to reseal the roads was \$50K per phase (2024 cost). Additionally, the cost to crack fill the entire subdivision was approximately \$4.5K (again in 2024 cost). It is expected that the \$20K annual deposit into the road reserve will not be sufficient in the future. No increase in annual dues or increase to the road reserve was proposed for the 2025 budget. This will be discussed at the January Members' meeting.

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

- Thank you to Wilman & RoseMarie Levasseur. They refreshed and hung the wreathes on the gates and corner monument.

Committee reports:

- Audit – The 2024 audit is scheduled for 10 Jan 2025

CRNA Website: www.coronadoridge.com

Board of Directors:

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- Drainage & Erosion – In 2025 there will be a minor project to remediate a slight erosion problem near the monument at the corner of Barcellona and Anthem Rd.
- Landscape
 - The proposed scope of effort and budget request for 2025 were presented to the Board.
 - It was proposed that in 2025 a landscaping company be hired to clean up the road edge vegetation. The overgrowth in addition to the unkept presentation is becoming a driver and pedestrian issue.
- Gates – The Anthem gate pump area repair is complete.
- Design Control – Summary of projects submitted to the committee. (**Bold** is updated)
 - 1220 Sonnet Ct - garage addition project
 - **1232 Titania – Rock wall addition**
- CC&R – nothing to report
- Roads – The road work is nearly finished. There are some cleanup and touchup issues to complete. David Johnson has done an excellent job overseeing this 7-month project.
- Welcome Committee – RoseMarie Levasseur is the new Welcome Committee Chairperson

Old Business:

- January Members meeting:
 - Date: The meeting will be on **28 January 2025** at the Picacho Hills Country Club.
 - 6:00 PM no host social
 - 6:30 PM meeting
 - CC&Rs: no changes on the 2025 ballot
 - Nominations for Board vacancies:
 - President – **None**
 - Secretary – Galen Treadgold
 - Treasurer – Bob Crowley
 - Director-at-large – William Love

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- Ballots / Proxy plan: In the past we have had a concern with meeting the quorum requirement (35% of members) for the annual meeting. This year, ballots and proxies will be emailed to all members no later than 29 December 2024. Ballots can be mailed back to CRNA via USPS for members that cannot attend the meeting. Additional ballots will be available at the meeting. Detailed instructions will be provided with the ballot email.

New Business: None

We would like to thank the Sante Fe Grill for hosting our Board meeting and ask that you support them. The meeting adjourned at 5:45 PM. The next Board meeting is scheduled for Tuesday 10 February 2025 at 4:30 PM at Sante Fe grill. The address is 1338 Picacho Hills Dr.

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