



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

February 11, 2019

President, Dave Zeemont called the meeting to order at 4:34 p.m.

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

Residents: Richard Johnston, Jan Thune, Alan Shawala, Lee Cunningham and Anna Leuenberger.

Dave Zeemont stated that before any reports, the results of the election needed to be verified and accepted so that the newly elected members of the board could officially begin their terms and assume their duties. Dave called for any objections. Bob Crowley asked who were the individuals that counted the votes. Lee Cunningham and Anna Leuenberger both stated that they had counted the votes along with Mike DeAntonio. The former interim Secretary, Laurie Blanco, had published the results in the minutes of the Annual Meeting. Both Lee and Anna attested that Mike Buchanan and Walter Gomez had been elected to their positions and that Bob Crowley had been re-elected. None of the proposed amendments to the CC&Rs and/or By-Laws had passed.

Dave Zeemont stated that since he was the only continuing member of the Board present, he would move, second and authorize the acceptance of the report of the election committee as stipulated.

Before the minutes of the January Board meeting could be reviewed, two of the residents present informed the Chair that they were not receiving the Minutes electronically. Dave instructed them to provide their e-mail addresses to the Secretary. Walter is in the process of reviewing and updating the contact list for the CRNA e-mail account. Thus far the only change that has been made is that the name appearing on the outgoing e-mail now reads **CRNA Secretary** instead of the secretary's name. It is still the same Yahoo Mail account that was established and used by previous Secretaries.

Minutes: The minutes of the January 10, 2019 meeting were presented to the board for approval. Dave called for a motion to accept the minutes of the last Board meeting. Bob Crowley 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 presented the January financials starting with the Profit and Loss Statement. The total dispensed for the month was \$1,781.15. The January 31, 2019 Balance sheet shows \$45,603.03 in the savings account and \$2,019.72 in the checking account. Most of the funds in the checking account have already been spent in February so \$5,000 will be transferred to the checking account from the savings account. Two \$1,000 refunds for cleanup deposits have been prepared for the two builders that have completed their projects in the subdivision.



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Dave stated that he has received the Insurance Policy and that the renewal bill will be coming in March. The bill will reflect a \$20 increase from last year. Bob has received two checks for the 2019 dues: one for \$250 and another for \$550.

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Mike Buchanan motioned to accept the Treasurer's report as presented. Walter Gomez seconded the motion. The Board approved the Treasurer's report without objection. The Profit and Loss Statement and Balance Sheet are attached.

Old Business: Two upcoming events were presented and are included in these minutes by direction. On Saturday, February 16th, there will be a Celebration of Life ceremony for Alfred Coelho at 3 PM at PHCC. Alfred was a former longtime resident of Coronado Ridge.

Also on Saturday, February 23rd, there will be a Celebration of Life Ceremony for Ronnie Wright at 1 PM at PHCC. Ronnie was a resident of Coronado Ridge and her husband, David, still resides here.

The Board had received a complaint about a resident leaving three (3) large containers of trash out for an extended period of time. The Board will contact them and address their conduct.

The Board received communication from Mike DeAntonio that he would like to continue as the Chair of the CC&R committee. He has nominated Anna Leuenberger and Ginger Dickson to serve on the committee with him. There was no objection to his request.

Committee Reports:

No committee reports were presented.

New Business: There was a discussion about an item presented at the Annual Meeting regarding the inclusion of the plat of Coronado Ridge with the CC&Rs. This was a recommendation made by the lawyer when he reviewed the CC&Rs in 2018. Lee Cunningham, Bob Crowley and Kelly Dickson will jointly research available documentation and records and see if they can locate a copy with the re-plat of Phase 3. They will report back to the Board with their findings. The Board will then decide the best course of action to take.

There were two (2) suggestions submitted at the Annual Meeting. One was a resident having trouble with their gate code. This will be referred to Mike DeAntonio since he is responsible for the software programming of the gates. The other was suggesting there be a limit on the number of proxies one individual could collect. This would require a change to the CC&Rs and By-Laws and the Board cannot take action on this suggestion.

There was a discussion of New Mexico SB 150 and the implications of changes to the New Mexico Homeowners Association Act. SB 150 was passed on February 4th and will go into effect on July 1st.



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There are increased record keeping requirements and availability of documents when requested by members. Every three (3) years the HOA must have a financial audit, review or compilation by an independent certified public accountant that could significantly increase the expenses of CRNA. There is also a requirement that within 90 days of their election, members of the Board must complete a certification document declaring that they have read, understand and will comply with the association's CC&Rs and By-Laws.

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Bob Crowley discussed if it was advisable to create a study group and make recommendations as to what needs to be done in order for CRNA to be in compliance. Copies of the Act have been provided to Board Members and also to the CC&R Committee for review. Mike DeAntonio, Chairman of the CC&R Committee, will report back to the Board with recommendations.

Dave Zeemont stated the drafting of a certification form for the Board members to complete should be undertaken. Dave also directed that the Secretary be provided with copies of the Design Control Committee's records for record keeping. The Treasurer will continue to maintain all the financial records.

Two residents voiced a complaint regarding the long-term storage of a flatbed trailer and now a vehicle in the driveway at a residence. The Board will investigate and communicate with the offending member.

Bob Crowley stated that he will replace a burnt out bulb at the Barcelona Gate. He will also adjust the spotlights to reduce glare that drivers are experiencing when using the gate.

Bob Crowley made a motion to adjourn the meeting, Mike Buchanan seconded the motion, the motion passed by acclamation. The meeting was adjourned at 5:20 P.M.

The next Board meeting will be March 11, 2019 at 4:30 PM at 1236 Regency.