



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

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CRNA BOARD MEETING MINUTES – 12 February 2024

The meeting was called to order at 4:30PM. Board members in attendance: President, Walter Gomez; Treasurer, Bob Crowley; Secretary, Mike Buchanan; Directors-at-Large, Dan Delaney & David Johnson (arrived during the treasurer report). Association members participating included Gail Gomez, Becky Delaney, Judy Corona, Mark and Ann Bieri, Anna Luenberger, Cathy Hickle, Nathan and Karen Keen.

January minutes: Approved without change.

Treasurer report:

- The January treasurer report included quarterly gate maintenance of \$730.27, monthly landscape maintenance of \$1183.78, and monthly utilities (Electric \$94.80 and water \$230.40).
- It was reported that an effort is ongoing to complete the state annual corporate filing report and federal taxes.
- The 2023 audit committee report is still outstanding.
- The board unanimously approved the treasurer's proposal to move the saving account to a market rate saving account with a new bank. The current market rate of return is 5.25%.

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

- A member remarked that they were appreciative of the no trespassing signs that were placed on the south side of the community property.
- There was a robust discussion regarding the proposed meter re-installation on Regency Ct. Details are consolidated under the landscaping committee report below.

Committee reports:

- Drainage & Erosion – nothing to report.
- Landscape – After the discussion regarding the re-installing of the water meter on North Regency Ct. the decision was deferred until the April Board meeting. This decision was in part due to the fact that no landscaping committee members were available for the Board meeting. Highlights of the discussion are as follows:
  - A review of multiple past Board meeting minutes and annual meeting minutes over the past few years where xeriscaping and transitioning of islands was discussed.
  - Native plant vs. other plant usage
  - Board responsibility and committee responsibilities
  - The budget process and improved oversight
  - Communication improvement between committees and the Board

- Watering of island in phase 2 & 3 that do not have water. This included investigating the cost of contracting out this effort. Additionally, the misunderstanding regarding adding water meters to islands in phase 2 or 3. There is NO plan to add water meters to islands in phase 2 or 3.
- It was also requested that the landscape committee revisit the proposal of placing rock on community property along Constitution Rd at the drainage pond near Sonnet Ct. in the 2025 budget.
- Both Anna Luenberger and Dan Delaney volunteered to be added to the landscaping committee.
- Gates – nothing to report.
- Design Control – Summary of projects submitted to the committee. (**Bold** is updated)
  - 8124 Constitution – new construction
  - 1239 Titania - new construction
  - 8176 Constitution – garage addition
  - **8076 Constitution Rd – house paint**
  - **1228 Titania Ct. – house paint (note: this was reported after the meeting, but added for neighborhood notification)**
- CC&R – It was agreed that every Board meeting minutes will highlight a CC&R or bylaw section for awareness. This report covers exterior lighting (Article IV Building Design of Coronado Ridge Subdivision Design Controls). Full CC&R are available on the CRNA website: <https://coronadoridge.com/covenants-bylaws>
  - Exterior Lighting. A front-yard exterior light fixture shall be installed for every residence in the Subdivision at the time of construction of each residence. It shall be the responsibility of the Owner of each Lot to maintain said fixture. Use of other than white or pale white exterior light bulbs shall be allowed only with specific approval of the Design Control Committee. No obtrusive lighting shall be allowed in the Subdivision, and the Design Control Committee or the Board of Directors shall be the sole arbiters in deciding whether or not lighting is obtrusive. Holiday lighting during the Christmas season shall be allowed only from November 22<sup>nd</sup> through January 3<sup>rd</sup> and only in moderation. The Design Control Committee or Board of Directors shall be the sole arbiters in deciding whether or not holiday lighting is excessive.
- Roads – Awaiting bids for planned road seal and re-surfacing.

#### Old Business:

- Review of 2024 HOA Members meeting:
  - It was agreed that the 5:30 registration and social was a good addition and should be considered for next year.
  - This year’s meeting had 58 members participate (28 in person and 30 via absentee or proxy. In the past few years, most of the voting has concluded prior to the meeting, which precludes floor nominations and discussions from have much validity. Voting guides, vote via mail, and ballot forum meeting were discussed as possible options.

New Business:

- The Treasurer is working to identify a CPA that will perform the three-year compilation, audit or review as required by state law.

The meeting adjourned at 6:30 PM / Next Board meeting is scheduled for Monday, 8 April 2024 at 4:30 PM – 1220 Academy Ct