



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

CRNA BOARD MEETING MINUTES – 19 February 2026

The meeting was called to order at 4:30PM. Board members in attendance: Secretary, Mike Buchanan; Treasurer, Bob Crowley; Directors-at-Large, William Love & David Chase. President, Galen Treadgold was unavailable. Association members participating included Brian Kjellberg, Lee Cunningham, Carrie Gaddy & Guillermo Yanes.

December minutes: Approved.

Treasurer report: The treasurer presented the report for January (included in email). Additionally, it was reported that the 2026 Dues notice will be posted next week and are due by 31 March 2026.

Neighbor Inputs:

- A neighbor reported that a tree has grown over the years to the point that it is now impacting his view to the east. The CC&Rs state: *no lot shall contain any tree or shrub that, upon reaching maturity, is likely to obstruct the views from any other Lot(s).* The Board has agreed to have a discussion with the parties involved. Note: It was also discussed that all members should take the time to survey their trees with the above restrictions and their neighbors' view in mind and make corrections before the winter dormant season is over.
- It was reported that a neighbor has parked/stored an off-road vehicle on the landscaping beside the house for the past several months and is now parking an in-use vehicle on the landscaping. The CC&Rs states: *Residents' "in use" personal type vehicles including cars, vans, pick-up trucks, SUVs, motorcycles and any off-road vehicles shall routinely be parked in garages overnight... The Board shall be the sole arbiter in defining "on a regular basis" and "in use." The parking area shall not be considered to include any landscaped areas.* The Board has agreed to send a notice to the member outlining the above issues (outside storage of vehicles and parking on landscaping) and request they be corrected.

CRNA Website: www.coronadoridge.com

Board of Directors:

cma.president@outlook.com // cma.treasurer@outlook.com // cma.secretary@outlook.com // cma.director1@outlook.com // cma.director2@outlook.com

Committee reports:

- Drainage & Erosion – The retention area to the south of Sonnet Ct. has built up debris runoff for the last 10+ years to the point this summer that the organic material is blocking the permeability of the area. The clay/organic soil has been moved to the east side, and the bottom area has been regraded to increase the ponding area and accelerate water absorption. The material to the east will be spread out once dry.
- Landscape: The Landscape committee presented a detailed list of plants that are native to the Chihuahuan Desert. These plants are adapted to the local climate and soil conditions, requiring less water, fertilizer, and pesticides. This list will be placed on our community website. Additionally, the committee proposed a “statement of work” to use as the baseline as they solicit bids for the upcoming renewal of the landscaping contract. The Board has asked that they attempt to obtain three bids from companies interested in our business.

Gates – The Barcelona gate has been repaired and replaced. The repair cost of approximately \$12,500 has been billed to the cable company and we are awaiting payment.

- Design Control – Summary of projects submitted to the Board
 - 1229 Titania - landscaping has been completed.
 - 1232 Titania – landscaping request has been submitted to the board for approval. There was a robust discussion of issues and alternatives. The decision to table the discussion and reengage with the members counsel was approved.
 - 1220 Sonnet Ct. - Gate install and metal fence on top off existing rock wall has been approved.
- Roads – nothing to report.
- CC&R – nothing to report.
- Welcome Committee – There are two homes under contract with closing dates anticipated in the next 2 weeks.
- Activity – The February Girls night out is 5:30pm on 26 February at Picacho Hills Country Club
- Lighting – Work continues with the committee developing the standards that will be implemented in the policy.

CRNA Website: www.coronadoridge.com

Board of Directors:

cma.president@outlook.com // cma.treasurer@outlook.com // cma.secretary@outlook.com // cma.director1@outlook.com // cma.director2@outlook.com

Old Business:

- January Members meeting review: The approved changes to the CC&Rs and Bylaws have been submitted to the County, and the website will be updated. A discussion was held regarding options for improving membership participation including an option to utilize online voting. A detailed review of the CC&Rs and Bylaws plus member feedback will be required to move forward with this idea. It was agreed that the room setting with table instead of rows of seats was an improvement. Additionally, providing drink tickets and having the ability to order food during the meeting was agreed to be acceptable.
- Seasonal mosquito spraying – The proposal to provide gate access to the County for spraying was rejected by the Board after a review of the product (Anvil 2+2) utilized was reviewed.
- A review of the proposed Event Agreement Document was deferred until the next meeting.

New Business:

- The Audit committee recommendations were reviewed and agreed that the Board will continue monitoring the adequacy of the general Reserve considering inflation and road resealing cost. Additionally, the Board will consider adding property insurance as the policy is up for renewal this spring. Finally, the transition to web-based QuickBooks is being deferred at this time.
- Discussion regarding a consolidated web-based solution for HOA applications (files, website, directory, financials, communications): This idea was discussed but no action is being pursued at this time.

The meeting adjourned at 6:13 PM. The Board will meet on Thursday, 16 April 2026, at 4:30 PM.
Location PHCC.

CRNA Website: www.coronadoridge.com

Board of Directors:

cma.president@outlook.com // cma.treasurer@outlook.com // cma.secretary@outlook.com // cma.director1@outlook.com // cma.director2@outlook.com