



## CRNA BOARD MEETING MINUTES

January 13, 2020

President Dave Zeemont called the meeting to order at 4:30 P.M.

Board Members present were: President, Dave Zeemont; Secretary, Walter Gomez; Treasurer, Bob Crowley; Director, Gwenda McClure and Director, Mike Buchanan.

Resident Members present were: Clarence "Clair" Palmer, Mike DeAntonio, Al Shawala, Carrie Gaddy and Lisa and Tony Martinez.

**Covenants, Conditions, and Restrictions:** Before the start of the meeting Mike DeAntonio, Chair, informed President Zeemont that he would not be attending the Annual Meeting and that one of the other CC&R Committee Members would have to speak about the proposed amendments.

**Introductions:** All Board and Resident Members introduced themselves since several of the Resident Members were attending for the first time.

**Minutes:** Dave inquired if there were any additions, corrections or deletions to the December 9, 2019 Board Meeting Minutes. There were none so Dave called for a motion to accept the Minutes as presented. The motion was made and seconded and approved without objection.

**Treasurer's Report:** Bob Crowley, Treasurer, presented the December financials which are actually the end of the year reports for 2019. Bob reported that all the 2019 Assessments have been collected. There was a delay in receiving a partial assessment payment from a Title Company as a result of a property sale. That payment has been received. There were no unusual expenses for the month with the exception of the landscape maintenance charge that was for both the month of November and December. This was previously noted in last month's report. Bob went through the yearly total expenses line item by line item. The Road Resealing Expense shows \$20,000.00; however, that reflects the movement of funds to that dedicated account for future resealing. Total expenses for the year was \$52,016.84 and we had a surplus of \$17,733.62 that will be moved to our Emergency Fund. This will probably be done after the Internal Audit by our Audit Committee that is scheduled for Tuesday, January 14, 2020. We had projected that we might have a \$15,000.00 surplus to place in that fund. This is a very positive funding position for our Association. Having a robust Emergency Fund lessens the possibility of having to levy a Special Assessment to cover unexpected expenses. Our checking and savings accounts total \$84,347.27.

Bob stated that he had moved the long-standing Asset amount of \$13,500.00 due from Picacho Mountain into the Emergency Fund. This results in the amount of the Emergency Fund being reduced to \$16,616.12 at the end of December (this does not include the \$17,733.62 mentioned above). This led to a discussion about the history of this monetary amount. In the past the property directly west of our Subdivision was owned by Picacho Mountain. There was a significant amount of runoff and silt from this area that was being deposited on Constitution Road. CRNA only has 10 feet

of property on the west side of Constitution. This does not allow enough room for any type of collection pond. CRNA placed rock on the slope on property that at the time belonged to Picacho Mountain, with their permission. Picacho Mountain agreed to pay for this work in exchange for the right to install a high-pressure gas regulator station on CRNA property at some future time. Since then that property has been acquired by the Village of Hatch and Picacho Mountain has not installed the gas regulation station. We took the funds for the rock out of the Emergency Fund and there may be a possibility that we may get reimbursed at some time in the future. There is documentation of the agreement in emails and correspondence, but there was/is no formal contractual agreement. We will continue to account for these funds so that the amount is known and identified. There were no other questions about the content of the Treasurer's Report. Dave called for a motion to accept the Report. The motion was made and seconded and the Treasurer's Report was accepted without objection. The financial reports, as presented, are attached.

**Roads:** Al Shawala stated that there were no issues and that with all the construction going on in Phase III that he was not planning on scheduling any road resealing this year.

**Drainage and Erosion:** There was additional discussion on the continuing problem of silt coming down on the west side of the Subdivision onto Constitution. This is still occurring even though the slope has been rocked. This has been cleaned up by the Association and individual Resident Members in the past. It was finally agreed that Bob Crowley would contact Kelly Dickson and arrange a site visit with the Resident Member to see if there are any practical actions that could be taken to reduce or eliminate the silting. The large boulders will be repositioned to discourage ATVs and off-road vehicles from accessing the open area off Constitution Road.

**Annual Budget:** Bob presented the final version of the proposed 2020 Budget to the Board. The Annual Assessment will remain at \$550.00 per Lot. This will produce income of \$69,850.00 (127 X 550). Bob explained each line item. The Gate Maintenance amount of \$14,000.00 includes \$10,000.00 that is budgeted for possible software and hardware upgrades to our gates. This is not a commitment, but the funds are in place in the event that the expenditure/project is approved. Bob will present the 2020 Budget and the actual 2019 Budget and variances at the Annual Meeting. Dave called for a motion to approve the proposed 2020 Budget. The motion was made and seconded. The vote was unanimous to adopt the proposed 2020 Budget as presented. The 2020 Budget must be sent to all the Members prior to the Annual Meeting and within 30 days of adoption. State Law also requires that the approved Budget must be accompanied with a list of fines and fees that our Association can levy. Bob has compiled a list of the current fines and fees that are contained in our Community Documents (CC&Rs and Bylaws). The Secretary will send these two documents out to the Membership via a mass email in compliance with these requirements.

**Landscape:** Committee Chair, Carrie Gaddy, reported that she is planning some additional work at the Barcelona Gate area and the North Island on Regency Court in 2020. The gravel material has been placed at the intersection of Barcelona Ridge and Anthem Road. This is the area where the groundcover vegetation was removed. A Resident Member voiced concern with overgrown plants in some of the islands. Carrie stated that she is not contemplating the removal of any of the plants, but that she had to wait until the plants went dormant to have them pruned. A Resident Member asked about replacing dead plants with native plants and more drought resistant plants in order to conserve water. Carrie stated that she predominantly utilizes low water or drought tolerant plants. This led to a discussion about the cost of irrigating our landscaped areas. Bob Crowley reported that the majority of the water cost for landscaping was for the water meters. The actual cost of water used is very low. Dona Ana Water has a monthly charge for a water meter that must be paid even if there is not any water usage. Bob commented that he believes that cost is \$24.00 per month per meter, but

he would have to confirm it. The question was raised if there was value in eliminating the plants requiring irrigation with the eventual goal of eliminating the need for landscape irrigation. Carrie stated that there was a value in having landscaping that requires irrigation. She commented that our neighborhood was one of the most attractive in the area and that she strives to maintain and preserve that image. The only cost savings of any significance would require the elimination and removal of the water meters. Carrie has identified some areas that are potential candidates for this and is in the process of evaluating the plants to see if we should proceed. Some meters have been eliminated in the past so this is not something new and unheard of. The observation was made that the greatest unexpected costs of the landscaping is an undetected or unreported leak. Members of the Landscape Committee are diligent about monitoring the systems, but a major leak could result in a higher than usual water bill. Carrie is also going to have one of the trees at the Anthem Gate area pruned in response to a Resident Member's complaint that it was interfering with their view.

**Gates:** Al Shawala, Gate Committee, reported that we are experiencing some issues with the Anthem entrance gate. Al said that he has been unable to identify any other companies in Las Cruces that takes care of residential gates. The current issue is a problem with the anemometer (wind speed indicator) that causes the gates to not open. The anemometer has been disconnected and the gates worked properly for several weeks. Now the contract maintenance company (Apex Technologies) is reporting that the anemometer circuit is "overloading" the motherboard and causing the malfunction. With the anemometer disconnected someone will have to open and de-energize the gates in high wind conditions to prevent damage to the components. Al is going to set up a meeting with the Apex after the Annual Meeting. The purpose of the meeting would be to obtain more detailed information about possible upgrades to the gate entry systems at the Anthem and Barcelona Gates. Al reported that Apex had informed him that there was a new generation of a keypad entry system available that was totally integrated with Wi-Fi and that may be exactly what we would want for a replacement system. Bob Crowley, Walter Gomez and Mike Buchanan expressed an interest in attending the meeting with Al once it is scheduled. Mike DeAntonio stated that he would like to participate if his schedule allowed his attendance. Bob suggested that we do some additional inquiry before we set up a formal meeting. Mike Buchanan suggested that we contact other HOAs to see what systems they have, who performs the maintenance for them and what issues they were experiencing. A replacement system is a significant expenditure and we want to make sure we are making a well informed decision. A Resident Member brought up the fact that the possible upgrade to the gates was discussed several years ago and wondered why it is taking so long to make a decision. It was explained that the infrastructure at the gate kiosks limits what systems can be utilized and up till now the technology has not been available that would make an upgrade cost effective and provide for any future system enhancements. Any replacement system should be capable of being expanded in the future to include additional capabilities. Our current system is operational, but we know that it is nearing the end of its service life and we need to identify a system that has the features we want. We are now in a better financial position that will allow us to purchase a replacement system.

**Design Control:** Lee Cunningham, Design Control Committee Chair, has been in contact with Dave. We, the Board, have received a formal complaint on an accent color on the garage doors of a residence. Lee reported that the paint color of the garage doors was not brought up in the approval process for the garage extension and therefore had not been approved by the DCC. The Board has had and will continue to have conversations with the homeowner to seek a resolution. The current color is the base coat color of the previous color of the garage doors. At this time this is a "technical" violation of the Design Controls. The Board is optimistic about an amicable resolution, but it may take some time. Bob Crowley asked if the Design Controls really addressed the issue of accent colors. The Design Controls address approved colors for the house, but does that include trim, doors, etc.?

Walter Gomez brought up that Design Controls address pitched roof clay tiles that are supposed to be in the red – orange – brown – tan group of colors. Roof tiles are highly visible and if those colors are approved for roofing, why can't they be approved for trim and doors? The point was made by one Resident Member that going forward we can't fail to inform Resident Members they are in violation of the approved colors and not take action simply because there are existing homes that are in violation. The point was made that often the name of a color or a color swatch or printed color sample was submitted for approval and that the actual paint color then turned out to be noticeably different when applied. Dave reported that Lee has indicated that the DCC may require a test area on the home be painted to determine if the true colorization will be in the approved palette. This has not been adopted by the DCC, but is under consideration. The problem of unapproved projects within the Subdivision was brought up. Not all Members are aware that renovations, alterations, repainting, etc. require submittal to and approval of the DCC. There is another residence that has recently had lattice installed on top of the rock wall that DCC was not aware of. There may be other instances of work being done in the Subdivision without the knowledge and approval of the DCC. All this creates a situation where the Board has to address the problem(s) "after the fact". Another Resident Member commented that they have noticed a gradual change within the Subdivision over the past several years that the standards of the community they moved into are not being maintained and that they moved into the community based on what the Subdivision looked like then. They questioned why things are not reported and acted upon in a timely fashion. They also stated that they were unfamiliar with the process of reporting a violation to the Board and what steps the Board took in response to those reports. The Board is limited as to the actions that it can take. The first step is always to verify that there is an actual violation of CC&Rs or Design Controls. Then the alleged violator has to be contacted and a resolution attempted. This can be time consuming. When there is no cooperation or compromise attained, the Board can levy fines up to the amount that then triggers the filing of a lien on the property. As frustrating as this may be to Members, this is the reality of the situation. Dave stated that this topic will be discussed at the Annual Meeting and that both he and Lee Cunningham would lead the discussion. A Resident Member then stated that they were aware that they had moved into an HOA community, but that they had failed to read the Covenants. They were not aware that the CC&Rs are available on our website, [www.coronadoridge.com](http://www.coronadoridge.com), and that they should have received a copy of the CC&Rs at their closing. The State of New Mexico requires this HOA Disclosure and all the Realtors and Title Companies are aware of this. Many of the issues discussed could have been avoided if the Members were aware of and abided by the CC&Rs. Neither the Board nor Members of the DCC were given police authority and are not tasked with patrolling the Subdivision looking for violations of the CC&Rs. The Board is concerned with the overall appearance of the Subdivision and is not focused on every "technical" violation. The residence on Constitution was brought up again. DCC and the Board are aware of the complaint and the Member has been contacted and they have committed to the resolution, but there again it does take some time to get actual compliance. The DCC also has the power and authority to grant a variance. The Board has the power to grant an appropriate waiver for a specific time interval for any CC&R violation.

**Old Business:** No members of the ad hoc committee on the CC&R reminders were present. Mike Buchanan asked about the list that the committee had drafted. He stated that it contained some erroneous information and was concerned that it needed to be corrected before anything was sent out to the Membership. It has still not been decided if the reminders will be presented at the Annual Meeting or if they will be sent out as individual topics on a monthly basis. Mike will make corrections to the list to ensure that it is in agreement with the existing CC&Rs. Walter Gomez stated that this just underscores the fact that the majority of the Membership is not familiar with the content of our Community Documents (CC&Rs, Design Controls and Bylaws) and this leads to a lot of the issues that have been brought up and discussed. It was agreed that the list would be finalized and available for presentation at the Annual Meeting.

The Secretary, Walter Gomez, reported to the Board that notices about the Annual Meeting have been sent out, Proxy forms have been sent out, Absentee Voting is in progress (17 ballots have been sent out and 12 have been returned), volunteers have been identified to assist with the sign in and ballot counting. Every effort has been made to make information about the candidates and proposed amendments available to the Membership. Bob Crowley asked about the Absentee Voting process. It was explained that the only ballots that are being mailed are to the Members that live out of the Subdivision. Members residing in the Subdivision may pick up or have a ballot delivered to them. The purpose of the color ballot is to make them highly visible. The only tracking of the ballot is the 3 digit lot number on the outside of the envelope that is used to keep track of the returned ballots. The ballot and the envelope will be separated by the ballot counters and there will be nothing to associate a ballot to a Member.

**New Business:** A Member's request for a renewal or extension of a parking waiver was tabled until after the Annual Meeting. Just as a reminder, the Board has placed a moratorium on enforcement of the parking restrictions and the granting of parking waivers until after the Annual Meeting. There are three proposed amendments regarding the parking restrictions and the Board wants to see if any of the amendments pass.

The Secretary asked the Board to approve separating the CC&Rs and Design Controls from the Bylaws. Currently all three documents are in one document that was filed with Dona Ana County. Originally there were three separate documents. The CC&Rs state the Design Controls are a part of and appended to the CC&Rs so they should remain together as one document. It requires a 2/3 vote of the quorum to amend the CC&Rs and a simple majority to amend the Bylaws. Currently our website has the combined document and a separate Bylaws document. The separate Bylaws document is obsolete and has been superseded. The Secretary sought Board approval and did not want to take any independent action without the knowledge and explicit approval of the other Board Members. The Board approved the Secretary's request and this separation will be done after the Annual Meeting.

A Resident Member brought up the question of exactly what are the parking restrictions and listed a number of examples of what they were concerned about. The Board Members discussed examples of what was and was not allowed under the current restrictions and what actions the Board has taken to address this recurring complaint. The discussion became somewhat heated and the Board was challenged as to why they were not enforcing the existing parking restrictions. As previously stated the Board Members are not tasked with policing the Subdivision, but with managing it. Many Resident Members are unaware of the restrictions and unintentionally violate them and others are aware and choose not to respect them for whatever reason. The Board currently has the moratorium in effect until after the Annual Meeting. The Board is seeking a consensus on what the Membership wants to do about the parking.

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 6:15 P.M.

**The next Board meeting will be February 10, 2020 at 4:30 P.M. at 1236 Regency Court.**