



Coronado Ridge Neighborhood Association, Inc.

PO Box 554
Fairacres, NM 88033

www.coronadoridge.com
coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES – 8 January 2024

The meeting was called to order at 4:30PM. Board members in attendance: President, Walter Gomez; Secretary, Mike Buchanan; Directors-at-Large, David Johnson & Mike Davis. Association members participating included Gail Gomez, Becky & Dan Delaney, Carrie Gaddy and Lew Johnson.

December minutes: Approved without change.

Treasurer report: The 2024 budget was approved by the Board of Directors. The 2024 budget is included as an attachment to these minutes and will be presented to the members at the 25 January Annual Members Meeting.

Neighbor Inputs: Inputs received by neighbors since the last board meeting are as follows:

- A member requested to park an RV on the road overnight. This was not approved. A discussion regarding the owner's options, neighborhood safety, CC&R restrictions and waivers was held. The conclusion of the discussion is that the Board will not approve overnight parking on the road.
- There were no items raised by attending CRNA members.

Committee reports:

- Drainage & Erosion – nothing to report.
- Landscape – A discussion regarding the plan to re-install a water meter on the North Regency Ct. island was held. Discussion included cost of \$1300; xeriscaping vs. water as a long-term goal; Board of Directors vs. Committee authorities and responsibilities. A decision was made to table the approval of the meter installation until after a discussion with the Members at the 25 January meeting.
- Gates – nothing to report.
- Design Control – no changes.
 - Summary of projects submitted to the committee. (**Bold** is updated)
 - 8124 Constitution – new construction
 - 1239 Titania - new construction
 - 8176 Constitution – garage addition
- CC&R – Nothing to report.
- Roads – A request for bids for 2024 road resurfacing and crack seal are being finalized. Bids will include an option for Phase 1 roads or both Phase 1 & Phase 2 roads. Phase 1 & 2 roads were last sealed in 2018. Phase 3 was last sealed in 2021. The Discussion also included a need to have members cut back or remove all vegetation that extends over

the curbs. If this is not complete prior to the road maintenance, the option will be evaluated regarding having this effort contracted out.

Old Business:

- 25 January 2024 HOA Members meeting:
 - 5:30 PM – 6:00 PM members social
 - 6:00 PM meeting will commence
 - Agenda in attached
- A quorum of 44 members is required to conduct the meeting. This includes Proxy, Absentee and in person members. If you need an absentee ballot contact Mike Buchanan at Coronadoridge2018@yahoo.com.
- Gail Gomez and Dan Delaney have volunteered to call all members to remind them of the upcoming meeting. Expect a phone call.

New Business: - None

The meeting adjourned at 5:54 PM / Next Board meeting is scheduled for Monday, 12 February 2024 at 4:30 PM – 1220 Academy Ct



Coronado Ridge Neighborhood Association, Inc.

PO Box 554
Fairacres, NM 88033

www.coronadoridge.com
coronadoridge2018@yahoo.com

**Annual Membership Meeting Agenda
25 January 2024**

5:30 PM - Members social

6:00 PM - Call to Order

Announcement of a Quorum: The quorum requirement for our association is **44** members. 35% of 125 owners

Approval of 2023 Annual membership meeting minutes

Treasurer's Report: Reviewed 2023 expenditures/account balance sheet, presentation of 2024 budget.

Ballot Discussion:

- Director positions (President & Director-at-Large)
 - Floor Nominations?

Committee and Board member discussion with members:

- Audit Committee: Wanda Williams, Chair
- Welcome: Gail Gomez, Chair
- Drainage and Erosion: Bob Crowley, Chair
- Landscape: Carrie Gaddy, Chair
- Gates: Mike Buchanan, Bob Crowley
- Design Control: Lee Cunningham, Chair
- CC&Rs: Ginger Dickson, Chair
- Roads: David Johnson, Chair

Old Business: None

New Business: TBD

Report of vote tabulation

Meeting Adjournment

CORONADO RIDGE NEIGHBORHOOD ASSOCIATION 2024 BUDGET

	<u>Dues</u>	<u>2024 Budget</u>	<u>2023 Actual</u>	<u>2023 Budget</u>	<u>VARIANCE</u>
INCOME					
ANNUAL ASSESSMENTS	\$550.00	69,850	69,925	69,850	75
INTEREST EARNED		0	123	0	123
MISC INCOME		0	265	0	265
TOTAL INCOME	550	69,850	70,313	69,850	463
EXPENSES					
DRAINAGE		1,000	288	1,000	712
ROAD RESERVE		20,000	20,000	20,000	0
ROAD CLEANING		1,000	0	1,000	1,000
BAD DEBTS		0	0	550	550
ELECTRIC - EL PASO		1,100	1,015	1,400	385
GATES (+ LIGHTS)- MAINTENANCE		5,000	3,056	5,000	1,944
LANDSCAPE MAINTENANCE and REPAIRS		12,996	12,996	14,000	1,004
LANDSCAPE IMPROVEMENTS		6,500	12,068	11,000	-1,068
INSURANCE		2,100	1,988	2,100	112
ANNUAL MEETING EXPENSE		500	0	500	500
MISCELLANEOUS		200	0	200	200
POST OFFICE BOX		166	166	156	-10
PROFESSIONAL FEES		0	0	0	0
TAXES-income		50	0	50	50
TAXES - property		75	66	66	0
WIFI/TELEPHONE -Gates		1,200	1,200	1,200	0
WATER - DAW		3,600	5,137	3,600	-1,537
WEBSITE		250	216	250	34
STATUTORY AUDIT/REVIEW/COMPLIATION		1,000	0	0	0
SOCIAL FUND		1,000	310	1,000	690
EMERGENCY FUND		12,113	11,807	6,778	-5,029
TOTAL EXPENSES		69,850	70,313	69,850	-463
Surplus (Deficit)		0	0	0	0