



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

July 8, 2019

President, Dave Zeemont called the meeting to order at 4:33 P.M.

Present were: President, Dave Zeemont; Secretary, Walter Gomez; Director, Gwenda McClure and Director Mike Buchanan.

Residents: Jan Thune, Mike DeAntonio, Al Shawala and Carrie Gaddy.

Minutes: The minutes of the June 17, 2019 meeting were presented to the board for approval. Dave called for a motion to accept the minutes of the last Board meeting. Mike Buchanan motioned to accept the minutes as written. Gwenda McClure seconded the motion. The Board approved the Secretary's Minutes without objection.

Treasurer's Report: Bob Crowley, Treasurer, was not in attendance and Dave presented the June financials. The collection of the Annual Assessments is still on-going. Some recent payments have been received, but are not reflected in the June reports. One construction deposit in the amount of \$1,000.00 has been returned. We continue to carry the \$13,500.00 "owed" by Picacho Mountain as an asset; however, it is doubtful that we will ever be able to collect on it. Bob continues to carry this amount in this manner to account for the funds. The Profit and Loss Statement includes an expense of \$3,975.42 for the replacement motor at the Barcelona exit gate in the Gate Maintenance total of \$4,284.11. The repair was performed in May and the bill was paid in June. The Balance Sheet shows a combined balance of \$88,139.67 in our checking and savings accounts. Bob transferred \$20,000.00 from the checking account to the savings account on June 5th. Dave called for a motion to accept the Treasurer's Report as presented. Gwenda McClure made the motion to accept the Treasurer's Report as presented. Mike Buchanan seconded the motion. The Board accepted the Treasurer's Report as submitted. The financial reports, as presented, are attached.

Drainage and Erosion: Mosquito dunks have been placed in collection ponds that retain water from recent rain events. These will continue to be used on an as needed basis throughout the monsoon season. There will be an audit of the ponds to determine which ones will require vegetation removal. This work will be performed later in the year. Bob Crowley, Drainage and Erosion Control Chair, will coordinate this project.

Gates: Al Shawala, Committee Member, reported that there is only \$800.00 left in this year's budget since the Barcelona Gate replacement motor was expensed to this year's budget and not taken out of the Emergency Fund.

He stated that he was working on next year's budget request since we still have two motors, one at each gate, that are the same age as the one that just failed. The gates are also in need of repainting. There is visible rust and peeling paint on all of them.



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There was some discussion of the replacement and location of signs informing First Responders to use their Yelp siren to open the gates. Last month a resident had to open the Barcelona Gate for two responding law enforcement units. A letter will be sent to all the local Emergency Response Agencies on how to access our subdivision.

Replacement gate remote “clickers” continue to be in high demand. The cost of a new remote is \$15.00. Contact AI if you need a new or additional remote.

CC&R and By-Laws: Mike DeAntonio, CC&R Chair, reported that the Committee has not been able to meet due to schedule conflicts. He is going to schedule a meeting for next week.

The Committee is still working on the recommended changes to the community documents required by the recent amendments to the New Mexico HOA Act (SB 150). They are aware of the need to draft amendment proposals in time for the Annual Meeting in January. Mike expressed confidence that they would be able to meet that deadline.

Landscape: Carrie Gaddy, Chair, stated that the landscape rock cover still has to be installed at the corner of Anthem and Barcelona. The groundcover vegetation has been removed and the lights have been relocated so the area is all prepped.

I asked if the cost of cleaning of the containment ponds was to be paid out of the Drainage and Erosion budget or the Landscape budget. There was no immediate answer so that will have to be addressed going forward.

Design Control: A residence was being repainted in a color that was not in the approved color palette. Dave met with the owner and informed them of the non-conforming color. They were not aware of the approved colors nor the need to obtain approval from the Design Control Committee. They have changed the color and they have since been in contact with Lee Cunningham, Design Chair.

There were no other committee reports given or submitted.

Old Business: The Board continues to receive complaints regarding the long-term parking and storage of trailers in driveways. All complaints are being investigated and alleged offenders are being contacted. At the June CRNA Board Meeting the Board tasked the CC&R Committee with drafting a notice of parking restrictions that could be sent out to the entire community. No members of that Committee were present at the June meeting and the notice has not been drafted.

A resident present brought up the issue of visible pool equipment at a residence. The Design Control Chair, Lee Cunningham, has met with the owner and he is going to address the situation. There is no set date as to when this is going to occur. The Design Control Committee is responsible for the follow-up to insure resolution.

Another resident in attendance asked why there seems to be no follow-up or timely resolution of these complaints of alleged CC&R violations. Board members present reminded those present that the Board is the last step in the CC&R enforcement process. All issues and complaints regarding breaches of CC&Rs are required to be submitted in writing to the Board. [CC&R Article VII Enforcement, 2, a – e, page 11]



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New Business: The Board members present signed certification letters affirming that they had read and would uphold the community documents (CC&Rs, Bylaws and Articles of Incorporation). This is a new requirement that is part of SB 150.

Dave called for a Motion to adjourn. Gwenda McClure made a motion to adjourn the meeting, Mike Buchanan seconded the motion, the motion passed by acclamation. The meeting was adjourned at 5:04 P.M.

The next Board meeting will be August 12, 2019 at 4:30 P.M. at 1236 Regency Court.