



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

June 11, 2018

President, Dave Zeemont called the meeting to order at 4:39 p.m.

Present were: President, Dave Zeemont; Secretary Laurie Blanco, Bob Crowley Treasurer, Director at Large, Gwen McClure; and Director at Large, Ginger Dickson.

Residents: Dick Johnston, Steve Bailey, Walter Gomez, Carrie Gaddy, Alan Shawala and Lee Cunningham.

Minutes: Minutes of the May 21, 2018 meeting were presented to the board for approval.

Ginger Dickson motioned to accept the minutes as written. Gwen McClure seconded the motion. The Board approved the Secretary's Minutes without objection as noted.

Dave Zeemont let the board know that our neighbor Don Kingsley of 1229 Titania has passed away, the board will send a sympathy card.

President Zeemont reported that we have a new signed service agreement with Extreme Landscaping. A copy was given to Carrie Gaddy, the landscape committee chair. There was discussion about some neighbors are leaving their motorhomes parked in front of their houses for longer than the allowable 72 hours. There was additional discussion about the possibility of some kind of fine being issued to those who violate the 72 hours' limit, The Bylaws will have to be reviewed for this issue.

Committee Reports:

Treasurer's Report: Bob Crowley presented a copy of the Treasurer's Report to the board members (see attached). Bob Crowley says there are only 2 remaining uncollected assessments. There are 27 remaining second installment assessments left due by the end of June. There are 3 properties that have sold and closed, the new owners are being contacted by Bob Crowley. Normal monthly cost and expenses of the gate are shown on the P & L. Landscaping had 2 months that were paid in the same calendar month which is why this expense is higher this month. The year to date income for the association is \$32,075.39

Gwen McClure motioned to accept the report as presented. Ginger Dickson seconded the motion. The Treasurer's Report was approved without objection.



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Design Control: Lee Cunningham, Committee Chair, reported for the Design Control Committee had been contacted by a potential buyer who was interested in building an addition on to the house. Lee and Kelly Dickson met with the homeowner as a courtesy discuss proposed construction. This was an informal preliminary meeting to discuss the proposed work. Upon review of a rough sketch of the purposed work there were several issues with the addition. There was a problem with the neighboring view being affected and that the project would *exceed the building setback lines*. *The project will still have to be formally submitted to the Design control Committee for review.*

Roads: Dave reported that the road sealing was started today and they will seal one half of the width of the road at a time. Alan Shawala stated that he had placed a call to Chris from Smith and Aguirre who is doing the road work. Alan will meet with Chris tomorrow at 8 am on site to verify the pricing on the sealing in phase 3 and the complete subdivision. The gates will be opened at 7:30 am for the duration of the road work.

Recommendation for an attorney: Ginger Dickson recapped the names of attorneys that had been contacted for consideration to do the legal review of our CCR's. One was no longer available due to time constraints, one was not available due to health reasons. The remaining two attorneys being considered were Bill Lutz a local attorney who lives in the Picacho Hills Community and Lynn Krupnik whose office is located in Phoenix Arizona. Ms. Krupnik's legal firm was located on the HOAMCO website. A recap of their hourly rates and various advantages and disadvantages associated with each one ensued. After further discussion Ginger Dickson motioned to engage the legal service of Bill Lutz. President Zeemont asked for a vote of the board and it was voted with all in favor of hiring him.

Landscaping: Carrie Gaddy, Committee Chair, was present at the meeting and reported that there are a dozen dead lantana plants. The plants that have died will be replaced but not until later in the season when the heat is not so extreme. Carrie stated that there is very little monies in the landscape budget due to erosion control at the on the east and west sides of the Anthem gate. There was also money spent on the retaining walls built on either side of the monument. The east of the monument still needs to be rocked to complete that area and the estimated cost is \$4,300.00, it was suggested by Bob Crowley that a final price be secured from the contractor for that work. With that number and the final cost of the road work being done a review of the budget and funds available could take place.

Gates: Alan Shawala reported that there is still repair needed to the top of the Barcelona Ridge gates. *The estimated cost of this repair is approximately \$2,000.00*



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There was discussion about the funds left available in the Gates budget and also the reserves of the Emergency Funds.

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Drainage: Bob Crowley, Chair, reported there was nothing new to report until we get some rain.

Bob Crowley made a motion to adjourn the meeting, Gwen McClure seconded the motion, all yes. The meeting was adjourned at 5:31 pm The next board meeting will be held on June 16 at 4:30 p.m. at Dave Zeemont's residence.