



CRNA BOARD MEETING MINUTES

March 12, 2018

President, Dave Zeemont called the meeting to order at 4:29 p.m.

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

Residents: Jan Thune, Dick Johnston, Steve Bailey, Larry Severson, Walter Gomez, Mike DeAntonio, Kathy Switzer, Greg Switzer, Sonny Mayer, Kathy Mayer, William Weber, Maxine Weber, and Anna Leuenberger.

Minutes: Minutes of the following previous meetings were presented to the board for approval: December 11, 2017, January 8, 2018, Executive Session January 8, Annual Meeting-January 17, 2018, and February 5, 2018.

Ginger Dickson motioned to accept the minutes as written. Bob Crowley McClure seconded the motion.

The Board approved the Secretary's Minutes without objection as noted.

President Zeemont addressed unacceptable behavior that has been exhibited at previous board meetings, stating that the hysteria, negative tone in discourse, personal attacks, and false accusations will no longer be tolerated. Civil discourse is expected from everyone in attendance at meetings; otherwise President Zeemont will ask individuals to leave his home. This extends to written correspondence as well. President Zeemont stated that there are no dark secrets going among the board of directors. He assumed that previous executive sessions held by the board may have been concerning to some. President Zeemont stated that he had requested the executive session in December to go over the proposed changes to the CC&R's with the board and Steve Bailey. On another occasion (last week) the board of directors had an informal meeting because directors had been intimidated by unacceptable behaviors and threats made at previous meetings.

Gwen McClure added that she had asked for the informal meeting so she could try to understand the behaviors that she witnessed at her first meeting as a director. She stated that she found the level of anger and hostility appalling and wanted to talk to the board about it. She wanted to know what was going on among people in the neighborhood.

President Zeemont concluded by saying that the board is not subject to New Mexico Open Meeting Laws, but it has always been the policy of the board to invite and include CRNA members at meetings and he intends for this to continue. No name calling or accusing someone of being in cahoots with someone else.

Jan Thune said that President Zeemont needs to control board members at meetings. President Zeemont acknowledged that this would apply to everyone, although he could not throw board members out of the meeting.



Treasurer's Report: Bob Crowley presented the Treasurer's Report (see attached). He reported that as of now, he had collected 53 checks for dues.

Ginger Dickson motioned to accept the report as presented. Gwen McClure seconded the motion.

Committee Reports:

President Zeemont introduced the Chairpersons for 2018 before each committee presented a report:

- Bob Crowley is the 2018 Chairperson for the Drainage Committee: There were no events to report.
- Lee Cunningham is the 2018 Chairperson for the Design and Control Committee, Oscar Andrade, and Kelly Dickson are members. William Weber was in attendance in place of Lee Cunningham, he and Lee will meet in the next week for William to provide necessary information to Lee. President Zeemont reported that one request had been made to change an exterior paint color and that request had been accepted.
- Carrie Gaddy is the 2018 Chairperson for the Landscaping Committee. Carrie Gaddy was not in attendance and no report was provided.
- Mike DeAntonio is the 2018 Chairperson in charge of the Gates software. He reported that the gates opened an hour late on Sunday because Mike forgot about the time change. He apologized and said that he is still learning and it will not happen again. Everything else seems to be working well.
- Discussion regarding the first Estate Sale in Coronado Ridge appears to have been held with no incidents and in accordance with the CC&R's. It was noted that the professional communication with the board was instrumental in the success. Dick Johnston asked if Mike DeAntonio's email is on the website. Mike DeAntonio stated that he had submitted his email to be posted. Kathy Mayer stated that all new information should be posted, but they may be backed up with all of the changes and new information. It was also discussed that the party gate codes should be posted on the website. He warned all residents that no one should be posting the gate codes of others on social media or elsewhere.

President Zeemont reported that Larry Felhauer is preparing banners for the Garage Sale and he asked if the board would survey the association to see if there are residents who intend to have a garage sale in May. President Zeemont said that he will conduct a survey to determine that the banners are necessary. Larry Felhauer also reported that Mike DeAntonio's email is not on the website. Since it appears that it is not yet on the website, we are posting Mike DeAntonio's email is mikedeantonio@gmail.com

- Al Shawala is the 2018 Chairperson for the Gates hardware: President Zeemont provided a report for Al Shawala. Al Shawala is the 2018 Chair for the gates hardware: President Zeemont provided a report for



Al Shawala. An insurance check for approximately \$1,700.00, has been received for the damages caused by the truck that struck the Barcelona gate. This check covers the estimates for repair that were submitted. Apex Engineering has already completed the electronic work, and the gate can now be closed and seems to be operating normally. Additional work still needs to be done and the contractors have been contacted to start repairs.

- Dave Wright is the 2018 Chairperson for the Nominating Committee: No report.
- Mike DeAntonio is the 2018 Chairperson for the CC&R Committee. Steve Bailey is undecided as to whether or not he will continue as a member of the committee. No report.
- *Ronnie Wright is the 2018 Chairperson for the Audit Committee.*
- *Welcoming Committee- Judy Lubeck is the 2018 Chairperson.*
- *Website Committee-Kathy Mayer is the 2018 Chairperson.*

Old Business:

President Zeemont reported receiving continued complaints regarding CC&R violations by residents on Constitution. He has received pictures of vehicles be repaired and worked on in the driveway. President Zeemont will send a certified letter to the residents about these violations asking them to abide by the CC&R's. President Zeemont also reported that he did speak to new residents regarding the inappropriate parking of an RV in the street and their driveway for more than the allowed 48 hours in a seven day period and the inappropriate parking of cars on the streets overnight. The residents appear to have taken care of the situation. However, the residents did report that they will need to park cars outside of their garage while concrete work is being completed in their garage.

Discussion ensued regarding construction workers parking on both sides of the street. If complaints are received by the board, the lot owners/contractors will be notified of the parking rules. Please contact Dave Zeemont with complaints.

President Zeemont and Debbie McAllen filed the 2018 CC&R's with Dona Ana County.

New Business:

President Zeemont read a letter of resignation from Secretary Debbie McAllen (see page 7 below). In her letter, she refers to a letter written to her from Steve Bailey, Lee Peters, and Greg Switzer (see Page 8 below).

Dick Johnston noted that he had been asked to retract incorrect information that he had written in his Ridgerunner mailing. He also noted that a retraction of what he wrote would be a legal issue and that a correction would be more in order.



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President Zeemont called for a motion to accept Secretary McAllen's resignation. No motion was made. The board acknowledged her resignation.

Dick Johnston mentioned that a letter from Secretary, McAllen inflamed the committee and was the reason for the tone and tenor of the letter.

Gwen McClure said that there is a lot of confusion and tension and we do need to try to resolve it and move on.

Greg Switzer read a letter that he had written explaining the perspective of himself, Steve Bailey, and Lee Peters regarding the course of events that led to the Secretary's resignation (see page 9 below).

After reading the letter, Greg said that had they not been left in the dark, the letter would have been worded differently.

Bob Crowley then remarked that the tone and tenor of the letter sent by Steve Bailey, Lee Peters, and Greg Switzer was totally unacceptable under any circumstance.

He continued to point out that the board chose Samantha Barncastle because we had been in contact with Samantha's office and were told that she would be willing to review our documents.

Discussion continued regarding the powers that had been given to the committee. The minutes of the previous meeting were read to confirm that the President appointed the committee, but the board did not vote on the duties of the committee.

Dave Zeemont said that the board including, himself, acted in haste. He recommended that we should set aside the current recommendation for a lawyer until the committee brings forth recommendations for attorneys.

He stated that no formal motion has been made to hire an attorney—he proposed that we await a report of the entire committee who may perhaps conduct due diligence reviewing potential attorneys. The Chair of the committee is Ginger Dickson, members, are Mike DeAntonio, Steve Bailey, Lee Peters, and Greg Switzer.

President Zeemont said, "Let's proceed as though water is under the bridge."

Crowley stated that water is not under the bridge. What has occurred needs to be corrected and apologized for before anything proceeds. Discussion continued, and Treasurer Crowley stated that he believed that, given the tone of the letter that was sent to Debbie McAllen Steve Bailey, Lee Peters, and Greg Switzer, the committee should be dissolved

Ginger Dickson stated that she understood that they did not have all of the facts, but asked why, whether they were angry or not, didn't they simply send an email to Secretary McAllen asking why the committee had not been asked to meet?



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Dick Johnston suggested that the primary issue is poor communication. The minutes are very attenuated—that is the only communication that we get up here. Additional discussion suggested that a lot of work needs to be done to improve communication in the neighborhood. Dick Johnston commended President Zeemont’s handling of tonight’s meeting.

Bob agreed that communication can be improved. He stated that there is no secret agenda here. We are volunteers and people seem to think that we seem to contrive things for no good reason. We have no power here, and the CC&R’s don’t back us up.

Greg then said the letter would not have been written the way it was, if they had been more aware of what was going on with the committee.

Jan Thune suggested that it would be helpful for the community to know more about one another. Maybe the Ridgerunner could present information about people in the community.

Dave Zeemont suggested that the three who wrote the letter to Debbie McAllen consider what they wrote, and if they find it in their hearts to apologize for the tone and tenor of the letter. He said that would go a long way toward smoothing ruffled feathers. The way it was written was extremely hurtful to themselves and to their neighbors. Kathy Switzer said that Greg has tried to contact Debbie.

President Zeemont stated that we are all on the same side up here, there is no deep agenda. Gwen McClure agreed and said, “Let’s move on and get this neighborhood running like it should be—we are on the same side.”

Walter Gomez discussed active listening and suggested that everyone attending meetings should focus on listening rather than talking.

President Zeemont said that we have a committee that will be chaired by Ginger Dickson. Regarding the letter that was written, it’s up to the writer’s if they want to apologize to Debbie. Bob objected to the committee being allowed to continue as though nothing ever happened. It needs to be fixed. Until then, the people on the committee are not fit to be on it.

After much discussion, all agreed that mistakes had been made by all; especially in the area of communication. The point is, we should be neighborly and civil to one another.

The committee appointed by Dave Zeemont will meet prior to April 9, 2018 and will gather information about attorneys to be considered by the board.

The next meeting of the Board will be held on Monday, April 9, 2018 at 4:30 p.m. at 1236 Regency Court. All are welcome; however, this time, please check with President Zeemont to make sure the meeting date has not been changed due to schedule conflicts.



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Meeting was adjourned at 6:30 p.m.

Submitted by Ginger Dickson, Director at Large



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COPY OF LETTER FROM DEBBIE MCALLEN

March 12, 2018

Dear Dave and CRNA Board,

Since Ridge Runner didn't have any problem posting the email I sent to Greg Switzer and the Board, I feel that they should print the email I received from Lee Peters, Greg Switzer and Steve Bailey. My email didn't maliciously discredit someone's integrity, bully, or state anything incorrectly. Should they not write a retraction in their so-call newsletter, I would expect a letter on behalf of the board to be written to the subdivision explaining what has been going on within this community, along with the email that Lee Peters wrote to me. I would also like it stated that the resignation of my position is because of their bullying type of behavior. I will not allow myself to be mistreated or abused. By staying on the Board, it is showing that I will tolerate this type of behavior and I am better than that.

Sincerely,

Deborah L. McAllen

Debbie McAllen



Coronado Ridge Neighborhood Association
PO Box 554

COPY OF LETTER SENT TO DEBBIE MCALLEN

[Letter to Debbie McAllen](#)
Coronadoridge2016@yahoo.com

Re: Committee to Interface with Attorney Review of CRNA Covenants and Bylaws

Dear Ms. McAllen:

The undersigned individuals constitute the majority of the Committee appointed by the president of the CRNA at the February 5, 2018, Board meeting. We also received, through member Greg Switzer, your March 6 email and we are outraged at your actions.

We demand that you immediately step down as chair of this Committee and undo any actions you have taken regarding the hiring of Samantha Barncastle as the attorney to review the CRNA Covenants and Bylaws. Assuming that you do not do this voluntarily, we are demanding that the Board president remove you as Committee chair and member and that a new chair be appointed.

Since this Committee was created by the President on February 5, you have not held a Committee meeting. Instead, you have acted on your own and without proper authority to take action in the name of the Committee. Your March 6 email states that "We have chosen Samantha Barncastle as attorney to look over these documents." Your reference to "we" does not include us, who constitute the majority of this Committee. This Committee never met and never made any decisions; there has yet to be even a discussion of Committee business. We do not agree to the hiring of Ms. Barncastle.

You obviously do not understand your role as chair of this Committee. CRNA is a democratic organization and you cannot act on your own. Do not carry out any further business of this Committee.

Sincerely,

Lee Peters
lepeters7@gmail.com

Greg Switzer
gkswitzer@fmail.com

Steve Bailey
baileyartjewelry@gmail.com

CC: David Zeemont, president, CRNA
Coronado Ridge Runner



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COPY OF MEMO PRESENTED TO THE BOARD OF DIRECTORS BY GREG SWITZER

To: The Board of CRNA HOA

Date: 3/12/18

From: Three of the members of the Lawyer Search Committee Lee, Steve, and Greg*

Written by: Greg Switzer

I am here to address the issues of the lawyer search committee of last week.

We respectfully request that this memo be included in the minutes of this meeting.

At the annual meeting held in January many changes were offered to vote on in changing the CC&R's. Before the meeting I took the time to read the Covenants again and discovered that there were specific instructions that Design and Control issues could not be amended. I specifically addressed these at the meeting more than once, even reading from the Covenants and expressing the point that all of the changes that have ever been made to that area should not be in effect. I also mentioned that the HOA should hire an attorney to review all of our CC&R's and By-Laws, mentioning that I knew one.

In the February Board meeting I and several others requested that the President bring forth a motion to create a committee to create parameters for this committee. Included in the discussion was the committee's review of covenants to understand and point out areas of most concern, wording issues, assemble all available covenants from 2003 for comparison, and compile a list of attorney's that would be hired with the proper experience and questions that should be asked of each one. This committee could also easily interview the attorney's since we have one attorney on the committee and others who have extensive knowledge of the Covenants. Candidates would be presented to the Board for discussion and final Board approval as any and all committees work for the Board.

Also at February's meeting I mentioned the name of a specialist in real estate law with extensive experience in HOA'S, the same one I had mentioned at the annual meeting. His name is Kyle Moberly. Discussed at this same meeting was Lee's knowledge of others who might be possible candidates since his law career has been in the Mesilla Valley. As a matter of fact I did mention to Kyle if he might be available for this type of work, while giving no specifics, and he expressed his interest.



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As you recall the Board did unanimously vote to create this committee and the president named Debbie McAllen as chair. It is the Chair's responsibility to contact the committee members to meet. No contact was made until last Tuesday's email from Debbie to Greg Switzer, excluding Lee Peters and Steve Bailey. In that email there was NO mention that a member of the Board had interviewed and chosen an attorney. As a matter of fact, since Ms. McAllen did not have a quorum (3/5) of her committee to give a recommendation to a Board member or the Board in its entirety, the only logical conclusion is that she had acted with her one of her best friends and other committee member, Ginger Dickson, and thus the word "WE".

We were also not even notified that Mr. Crowley had intervened in the committee's business until he admitted it in an email to Dick Johnston on Friday, March 9th at 6:07 pm. I read it the next morning. Ms. McAllen's email was sent to me on March 6th at 12:19 pm. I opened it up at about 8:00 am on the morning of March 7th, immediately sending a copy to Lee and Steve, asking if they knew anything about this development. They did not. We still do not know when Mr. Crowley and "others still not named" discussed the name of Ms. Barncastle but since Ms. McAllen's email was Monday evening mentioning the hiring was completed then the lunch Mr. Crowley refers to in his email was no later than Monday noonish when she was chosen for the job. Our letters to the President and our Chairperson were not sent until about noon on March 8th.

THERE WERE AT LEAST 72 HOURS THAT ELAPSED BETWEEN THE DECISION TO HIRE AND BEFORE THOSE LETTERS WERE SENT...PLENTY OF TIME FOR ANYONE on the Board and/or on the committee TO EXPLAIN WHAT WAS GOING ON TO THE OTHER THREE MEMBERS. Only on Friday evening, March 9 (Saturday for me) did the 3 members become aware that the "We" included Board members!!

If any effort had been made by any Board member or "knowing" committee member before March 8th, then we would have still had great issues but would have addressed the Board specifically and much of last weeks ordeal would have NEVER happened.

We recommend the immediate tabling of any agreement with Ms. Barncastle and the naming of Lee Peters as Chair of the NEW committee, reporting to Dave Zeemont.

*** Since we were not informed we had been removed from the committee (which we were not) and since we constituted a majority of that committee then all correspondence, emails, phone calls and any other communication were made as appointed members of the CRNA HOA, in accordance with the Covenants and By-Laws of the CRNA.**