



Coronado Ridge Neighborhood Association
PO Box 554
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CRNA BOARD MEETING MINUTES

May 21, 2018

President, Dave Zeemont called the meeting to order at 3:35 p.m.

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

Residents: Jan Thune, Dick Johnston, Steve Bailey, Walter Gomez, Mike DeAntonio, Alan Shawala and Lee Cunningham.

Minutes: Minutes of the April 9, 2018 meeting were presented to the board for approval.

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

Treasurer's Report: Bob Crowley was not present and a copy of the Treasurer's Report was handed out to the board members (see attached). Dave spoke to Bob Crowley and he says he continues to receive annual dues payments. There was \$13,200.00 paid in April currently there are only 3 owners who have not paid their assessment. After normal monthly cost and expenses of the gate and Landscaping leaving an ending balance of \$8,328.32 of income for the month of April. The year to date income for the association is \$32,230.35.

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

Committee Reports:

Landscaping: Carrie Gaddy, Committee Chair, was not present at meeting and there is nothing new to report.

Design Control: Lee Cunningham, Committee Chair, reported for the Design Control Committee that there are two new pools being built. Lee stated there were no issues with these two projects that both property owners had paid the required deposits. There was a question of relocating the dirt excavated for the pools but as it turned out the property owners were able to relocate it on their own lot. Lee reported that the communication between all parties had been very effective and easy. An email thread is started by all committee members and the owners doing the project a "CC" of all correspondence sent to Dave and everyone is requested



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to use the "Reply All" option. Everyone is included in all correspondence and is kept in the loop.

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Drainage: Bob Crowley, Chair, was not present and there was nothing new to report.

Gates: Repair on Anthem exit gate were made to replace faulty electrical cards. After the repair, the temporary continued problem with the gate was corrected it was a simple issue of turning the motor back on. It was shut off during the repair for safety reasons and was accidentally left off.

Roads: Dave reported on the upcoming road paving project starting on June 4, 2018. The project should not interfere with trash pick service on Monday June 4th. Dave spoke further with Chris from Smith & Aguirre. They are planning on doing the crack sealing first, in Phase III. This should take about 2 days (Tuesday and Wednesday) to put down and dry, then they will start on the resealing work in Phases I & II. This should not interfere initially with garbage collection. They plan on doing the streets emanating to the North from Constitution Rd. first, most likely on the east side. For those who have garbage collection on Thursday, and trash collection on Friday, it should be apparent which side of the street the cans should be left out on. We are supposed to receive a more complete schematic which can be distributed out to the residents. This project is going to take longer than a week, so we must be prepared for that.

Garage Sale Recommendations: Gwen McClure gave a report on recommendations for better success on next year's garage sale. Need a garage sales coordinator who has experience in this area or something similar. Earlier start time of 7:30 am for the sale was also recommended. The CCR's will have to be amended to start at an earlier time. More signs from gate to give directions within the subdivision would also be helpful. Property owners participating in the sale could also hand out maps with directions to other homes further in the subdivision. Last there should be more advertising in the Sun News as well as an El Paso newspaper with mention of some of the item for sale. Review the date selected to be sure it does not conflict with other local events that take away potential buyers.

Committee for recommending attorney: Ginger Dickson, Chair, reported that the committee appointed by president Zeemont to recommend attorneys has been disbanded. This decision was made after Steve Bailey, Greg Switzer and Lee Peters resigned from the committee. The boards will move forward with the search for an attorney to review our CCR's. Ginger reported that Samantha Barncastle's office had been contacted to see if she did this type of legal review of the covenants but her office contacted Ginger to inform her that Samantha was not available due to health reasons.

Bill Lutz a local attorney and resident of the Picacho Hills community was contacted to see if he was available and willing to do this type of legal review. Bill Lutz has



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experience in this area of Real Estate Law and has written CCR's for local developers. Mr. Lutz estimated that he would need a minimum of 2 hours to reviews the covenants

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for the changes that are being considered. Mr. Lutz charges \$220.00 per hour. The board will entertain the names of any other qualified attorneys to do the review.

New Business: The suggestion was made the gate codes should be changed to personal codes. There are residents who feel that the new codes would offer more security. The subject was left for further discussion at the next meeting. The First Responders Signs on the gates need to be replaced.

Ginger Dickson made a motion to adjourn the meeting, Gwen McClure seconded the motion, all yes. The meeting was adjourned at 4:45 pm The next board meeting will be held on June 11 at 4:30 p.m. at Dave Zeemont's residence.