



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

May 13, 2019

President, Dave Zeemont called the meeting to order at 4:34 P.M.

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

Residents: Jan Thune, Carol Ignacek, Anna Leuenberger and Al Shawala.

Minutes: The minutes of the April 8, 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, presented the March financials starting with the Profit and Loss Statement. In April we collected \$20,650 from membership assessments. There was a \$60.00 charge for Landscape Improvements. The January through April 8th YTD shows income of \$51,134.50. Under Expense there was a \$91.84 charge for Meeting Expense that was a late submittal from the previous Secretary for document copying for the Annual Meeting held in January. The Balance Sheet shows a combined balance of \$87,753.78 in our checking and savings accounts. Currently we have ten (10) members that have not paid anything towards their first half 2019 annual assessment. Several are the result of lot sales where there was some confusion as to who was responsible for the payment and how much the payment was for. Some sales are private and may not go through a title company in which case the HOA is not made aware of the property transfer. Bob will send out another notice in the near future in an attempt to collect the assessments. Dave reminded everyone that the second half of the annual assessment payment is due and payable in June. Dave called for a motion to accept the Treasurer's Report as presented. Mike Buchanan moved to accept the report as presented. Gwenda McClure seconded the motion. The Board accepted the Treasurer's Report as submitted. The financial reports, as presented, are attached.

Roads: Al Shawala inquired as to the amount of funds available in the Road Fund. He has a concern with some of the roads in Phase 3 that seem to be showing signs of discoloration that should be investigated. There was some discussion on the sequence that road maintenance had been done in the past as well as a difference in products that had been used in Phase 3. Dave will contact the contractor that performed the work and have them come out and evaluate the road surface to see if we should perform some preventative work to avoid more costly repairs in the future.

Drainage and Erosion: Bob Crowley had nothing to report with the exception of the silting problem at the top of Constitution at the west end of the subdivision. There appears to be no simple or easy solution to control this silting caused by runoff from the desert.



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Landscape: Carrie Gaddy, Chairperson, communicated to Dave that she will be planting some replacement lantanas around the Anthem Gate and in the median on Anthem Road. The locations are marked with small flags. Al Shawala had previously communicated to the Secretary that the irrigation system watering schedule had been increased from twice a week to three times per week. The current watering days are Monday, Wednesday and Friday.

Gates: Al Shawala informed the Board that he had ordered some 3-inch screened aluminum vents for installation on the gate structures. The vents should help with the ventilation of trapped moisture and prevent more damage to the structures as evidenced by peeling paint. Al has the paint and will touchup the paint as required after the vents are installed.

Design Control: Lee Cunningham, Chairperson of the DCC, sent notice to Dave that he had nothing new to report.

CC&R and By-Laws: Anna Leuenberger reported on the CC&R Committee's recommendations of actions that the Board should consider as required by SB150. The New Mexico Legislature passed amendments to the NM HOA Act (SB150) in the last legislative session. These amendments go into effect on July 1, 2019. Each member of the Board was provided with a printed copy of the Committee's report. The Committee is asking the Board to review their report and provide them with feedback and additional direction. Mike Buchanan also provided each Board member with a printout of an audit he had performed. Mike has compared the requirements of SB150 to the information that is currently posted on our website. We are currently in compliance with the majority of the new requirements. Making some information and documents readily available present some challenges. Each member of the Board will review both documents and prepare their input for the next Board meeting.

There were no other committee reports given or submitted.

Old Business: The Board discussed the Annual Garage Sale. It was noted that the buyers were lining up at the gates well in advance of the published start time. Everyone is still of the opinion that a 9 AM start time is too late; however, the amendment to allow the Board to change the start time and date of the sale at their discretion was defeated at the Annual Meeting. Some of the sellers reported that they were unaware that they could have placed signage to direct buyers to their residences. The Board will continue to support the sale as long as that is the will of the members. We would like to thank Tim Henderson for his work in organizing and publicizing the event.

The Board also discussed the organization (Caring.com) that had approached Dave requesting a link on our website. A representative of the organization had been invited to attend the meeting, but was not in attendance. Walter Gomez stated that he was not in favor of having third-party links on our website. The plaques at the gates state "Private Property, No Trespassing, No Soliciting" and that should also be applied to our website. The Board tabled any action on this request until such time as the requestor makes their presentation to the Board.

Jan Thune gave a brief report on the Art in the Garden. She stated the event was a success. The turnout was very good and attendance was in excess of 400.



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New Business: A resident in attendance addressed the Board regarding concerns with individuals in the subdivision placing their trash and recycle containers in the street either too early for pickup (days) or leaving them out too long after pickup (days). The Board is aware of some habitual offenders and continues to communicate with them. The CC&Rs address the storage and the timely removal of the containers, but nothing regarding the placing of the containers for pickup. [Article V, 6 page 7] The general appearance of the neighborhood is a concern of the Board and requires the cooperation of all residents. We ask that all residents be part of the solution and not part of the problem. The Board will continue to work with the offending residents and seek their cooperation in modifying their behavior. The complaining resident provided a list of addresses so that Dave could follow-up.

Dave called for a Motion to adjourn. Gwenda McClure made a motion to adjourn the meeting, Bob Crowley seconded the motion, the motion passed by acclamation. The meeting was adjourned at 5:34 P.M.

The next Board meeting will be June 17, 2019 at 4:30 P.M.

THE LOCATION OF THE NEXT MEETING WILL BE 8043 ISLAND CT.