



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

October 14, 2019

President, Dave Zeemont called the meeting to order at 4:32 P.M.

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

Residents: Lee Cunningham, Al Shawala, and Mike DeAntonio.

Minutes: The minutes of the September 9, 2019 meeting were presented to the board for approval. Dave called for a motion to accept the minutes of the last Board meeting. Bob Crowley motioned to accept the minutes as written. Mike Buchanan seconded the motion. The Board approved the Secretary's Minutes without objection.

Treasurer's Report: Bob Crowley, Treasurer, presented the September financials. Starting with the Profit and Loss statement. There was a minor gate repair for \$92.07. Our monthly electrical bill continues to decline due to the conversion of gate lighting to LED.

There were no assessment collections for the month. There are still two owners that have not fully paid their 2019 assessments. One will be paid when the sale of their home closes at the end of the month. The other owner has had a lien placed on their property and the quarterly late fee is being levied. Our Balance Sheet shows a combined total of our checking and savings account of \$90,163.31. Another construction cleanup deposit has been received that will be reflected in the October report. Bob reported that the Gate and Landscape budgets for 2019 have been exceeded. The Emergency Fund is sufficient to cover the overages. Bob reminded the Board that the proposed budget for 2020 must be prepared a minimum of 30 days prior to the Annual Membership Meeting in January. **All Committee Chairs are advised to submit their budget requests to the Board prior to the November Board Meeting so that the budget requests can be reviewed and approved.** Dave called for a motion to accept the Treasurer's Report as presented. Mike Buchanan made the motion to accept the Treasurer's Report as presented. Gwenda McClure seconded the motion. The Board accepted the Treasurer's Report as submitted without objection. The financial reports, as presented, are attached.

Drainage and Erosion: Bob Crowley stated that there are no major issues to report. He continues to monitor one concrete flume near Island Court that is showing signs of being undercut. He is holding off cutting down vegetation and cleaning out the ponds until conditions are favorable for equipment access.

Gates: Al Shawala, Committee Member, spoke about the budget request for next year and the scope of the work required to address concerns with the gate components nearing the end of their service life. The concerns include required repainting, replacement of gate opener motors, entry kiosk hardware and possible software alternatives, and potential compatibility issues with combining new components with older components. This triggered considerable discussion around the topic of the purpose, function and effectiveness of the gates. The idea of eliminating the gates or having them open during certain hours was floated. This would have to be voted on and approved by the



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

Membership at an Annual Membership Meeting.

The discussion evolved into the potential cost savings that could be realized if we did not have to finance our road repairs and maintenance. Currently we are spending close to \$100,000 every four (4) years to reseal our roads. There is skepticism that the County would continue that maintenance schedule. The cost of road maintenance combined with the costs associated with operating the gates could amount to a considerable cost savings to the Association. This is all based on the assumption that the County would accept our roads into their road system. Lee Cunningham shared that Pueblo Gardens had opened their gates and requested that the County Road Department accept their road into the County Road System. The County declined to accept their road. Dave Zeemont will approach the County Road Department to gauge their response to such a proposal **if** it were to be made. If the County is not receptive, there would be no financial benefit realized by changing our current gate practices.

This concept **may** be discussed at the Annual Meeting and **may** become an agenda item.

Roads: Al Shawala reported that the quality of the resealing of Phase I and Phase II indicates to him that the frequency of our road resealing can safely be reduced. Currently we are doing the resealing of each phase of the subdivision every 4 years and it could be extended to every 6 years. He stated that this is possible only if we exercise daily oversight of the contractor to verify performance and adherence to quality workmanship. This schedule would result in a considerable cost saving if implemented.

Design Control: Lee Cunningham reported that work was commencing on the lot at 8092 Constitution and that the owners and contractor were very cooperative. He has also met with the contractor working on the lot at 8113 Constitution to emphasize controlling runoff and erosion. The contractor is challenged moving soil around the lot due to the adjacent homes and the steepness of the slope on the east side of the lot. The contractor will be held responsible for the cleanup of any soil that winds up on the roadway.

CC&Rs and Bylaws: Mike DeAntonio, CC&R Chair, reported that all the changes to the CC&Rs and Bylaws required by SB 150 have been finalized and presented to the Board for review. Those changes will be put forth as a single procedural vote at the Annual Membership Meeting in January. We have to amend our documents to comply with the law. We cannot vote the changes down, but we have to hold a vote to approve all changes to our documents. The SB 150 document has been sent to all lot owners/members so that they can familiarize themselves with the contents.

The other proposed amendments to the CC&Rs and Bylaws that the CC&R Committee has drafted will have to be voted on individually.

The Secretary will prepare a voting guide listing the Board Candidates for the positions of President and Director at Large, along with the proposed amendments. This guide will be sent out at least 30 days prior to the Annual Meeting.

A deadline for declaring candidacy for the Board or submission of proposed amendments has not been set. Last year the deadline was November 30th. There will also be a need for volunteers to sign in attendees and to count ballots.



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

There were no other committee reports given or submitted.

Old Business:

Bob Crowley is still working on the fines, fees and charges document that SB 150 requires to be sent with the budget. This is proving to be challenging to format since it is unclear what the legislation intent or purpose for this requirement is. This will have to be completed so that it can be sent out with the budget.

A resident's request for an estate sale due to the sale of their home was reviewed. The estate sale was originally scheduled to be held in October. The Board had approved that request. Subsequently, the estate sale was not conducted due to a family emergency. The resident is requesting that they be allowed to hold the sale in November. Dave called for a motion to approve the request. Gwenda McClure motioned to approve. Mike Buchanan seconded the motion. The Board approved the request without objection.

There was an in-depth discussion regarding the enforcement of the current parking restrictions and the granting of waivers. This is a "hot button" topic for the neighborhood and the Board Members. The topic is divisive. There are those that maintain that the restrictions should not be enforced or simply ignored. I stated that there were two actions that the Board can take: change what we are doing to match what is written or change what is written to match what we are doing. The Board finally decided that there would be a moratorium on enforcement and granting of waivers until after the Annual Membership Meeting in January. If there are proposed amendments to the current parking restrictions that are approved in January, the Board will then address the implementation and enforcement of the parking restrictions.

The Board reviewed and approved the letter to Dona Ana Mutual Domestic Water Consumers Association supporting a re-evaluation of possible remedies to the sewer line exposures in the Barcelona Ridge Arroyo. The Board also reviewed and approved the letter to Dona Ana County Commissioner Lynn Ellins advocating for the adoption of County Ordinances to control open burning. Drafting of these letters was approved at the September Board Meeting. Bob Crowley made a motion to approve sending the letters. Mike Buchanan seconded. The motion passed without objection.

New Business: The Board discussed the Girls Night Out group's request for the Secretary to provide mass email notices and reminders of their monthly meetings to the entire Association. The Secretary had refused their request based on the fact that GNO had been maintaining their own email list and that a mass email would be going to Association Members that did not want to receive the notices. The GNO then requested that the Secretary provide them with the CRNA email list. The Secretary did not do this because the list is for official CRNA use only. Dave had spoken to the group's hostess and they had agreed that they would continue to maintain their own list and that they would be informed when new residents moved in so that they could make contact and invite them to join the Group. Bob Crowley then suggested that a committee be formed and that Candis Stern be the Chair. Dave exercised his authority to create a GNO Committee and then named Candis the Chair. She will have to nominate two (2) additional members to serve on the Committee per the Bylaws. Dave called for a motion to approve releasing the CRNA email list to the GNO Committee Chair. Bob Crowley made the motion. Mike Buchanan seconded. The vote passed 4/5 with the Secretary opposing.



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

The CRNA website will be updated to reflect that GNO is now a subordinate Committee of the Board.

Dave called for a Motion to adjourn. Walter Gomez made a motion to adjourn the meeting, Gwenda McClure seconded the motion, the motion passed by acclamation. The meeting was adjourned at 5:55 P.M.

The next Board meeting will be November 11, 2019 at 4:30 P.M. at 1236 Regency Court.