



Coronado Ridge Neighborhood Association, Inc.
PO Box 554
Fairacres, NM 88033

CRNA BOARD MEETING MINUTES – 7 October 2024

The meeting was called to order at 4:30PM. Board members in attendance: Secretary, Mike Buchanan; Treasurer, Bob Crowley; Directors-at-Large, David Johnson and Galen Treadgold. Association members participating included Cathy Hickle, Woody Hofman, Ken & Henrieta Lewis.

August minutes: Approved without change.

Treasurer report: The August and September treasurer's report (attached) was presented and approved.

Neighbor Inputs: Inputs received by neighbors at the meeting are as follows:

- There was a request for Board intervention due to several members' night view being degraded by a neighbor's recently installed landscape lighting. It was agreed by the Board that the lighting is obtrusive. The Board is in conversation with the members to find a solution.
 - Reference from the CC&Rs: Use of light bulbs other than white or pale white exterior light bulbs shall be allowed only with specific approval of the Design Control Committee. No obtrusive lighting shall be allowed in the Subdivision, and the Design Control Committee or the Board of Directors shall be the sole arbiters in deciding whether lighting is obtrusive. Holiday lighting during the Christmas season shall be allowed only from November 22nd through January 3rd and only in moderation. The Design Control Committee or Board of Directors shall be the sole arbiters in deciding whether holiday lighting is excessive.
- There was a request for Board intervention due to a member's view being degraded because of growth of the neighbors' vegetation. The view that is degraded is to the North and blocks Picacho Peak. The historical CRNA position based on plot layout and discussions with the developer is that the "protected view" is to the east, specifically the Organ Mountains. The Board has agreed to contact the neighbor in an attempt to mediate a solution.
 - References from the CC&Rs:

CRNA Website: www.coronadoridge.com

Board of Directors:

crna.president@outlook.com // crna.treasurer@outlook.com // crna.secretary@outlook.com // crna.director1@outlook.com // crna.director2@outlook.com

- It is the purpose of these covenants that both the natural and the man-made beauty of the Coronado Ridge Subdivision shall always be protected and preserved insofar as is possible in connection with the uses and structures permitted by this instrument. It is of primary intent that the privacy and views of each Lot in the Subdivision shall be protected insofar as is possible.
 - In order to achieve an attractive and harmonious appearance of landscaping throughout the Subdivision, use of plants native to the region is required for the majority of the landscaping of each Lot. The use of exotic plants foreign to the region, except those proven over time as viable and appropriate, shall not be permitted. Scale, selection, and placement of plants and landscaping materials should be such that one senses the plants and materials have been integrated with the overall design theme of the Subdivision rather than contrast with or overpower it. Furthermore, no Lot shall contain any tree or shrub that, upon reaching maturity, is likely to obstruct the views from any other Lot(s).
 - On each Lot, the area on which a house can be built (the building pad) has been constructed during the building of the Subdivision. The building pads have been designated after careful consideration by the Subdivision's planners and engineers regarding such issues as privacy, preservation of views, drainage, and the like; and the location, size, and elevation of each building pad cannot be substantially changed; and no change can be made without written permission of the Design Control Committee.
- There was a report of a trailer parked for an extended period on Constitution Rd. A Board member talked to the Paint crew the next morning. They were packing up and moving at that time.
 - Reference from the CC&Rs: There shall be no overnight on-street parking of any motor vehicle, trailer, or the like, nor shall any motor vehicle, trailer, or the like ever be parked within the Common Areas. Short-term (up to ten hours) on-street guest or worker parking shall be allowed, but not on a regular basis, and only if no other motor vehicle(s) is parked on the opposite side of the Right-of-Way within 200 feet. The purpose of this provision is to try to ensure safe and convenient passage of motor vehicles and pedestrians on the Right-of-Way.

Committee reports:

- Audit – nothing to report

CRNA Website: www.coronadoridge.com

Board of Directors:

crna.president@outlook.com // crna.treasurer@outlook.com // crna.secretary@outlook.com // crna.director1@outlook.com // crna.director2@outlook.com

- Drainage & Erosion – nothing to report
- Landscape – nothing to report
- Gates
 - The pump area on the backside of the Anthem gate had deteriorated to the point of failure. Over the last several weeks it has been removed and replaced by volunteers. The material cost was approximately \$700.
- Design Control – Summary of projects submitted to the committee. (**Bold** is updated)
 - 1239 Titania Ct – new construction
 - 8128 Constitution - small patio roof addition
 - 1220 Sonnet Ct - garage addition project
 - **8125 Constitution Rd – rock landscaping - complete**
 - **1212 Titania Ct – Repaint - complete**
- CC&R – nothing to report
- Roads – It was agreed by the Board to contract with *J&S Seal Coat & Asphalt Maintenance LLC* to continue their work and seal coat phase II of the subdivision. Phase I and II was last coated in 2018, Phase III was last coated in 2021. This effort will complete all three phases as they are currently completing two coats on phase I and one coat on phase III. This effort will exhaust the “road resurface fund” and require approximately \$3k from the “emergency/reserve fund” to cover the contract. It is anticipated that this effort will preserve the road conditions for 6-7 years before the next road maintenance requirement.
- Welcome Committee has no members currently. The Board is requesting any interested member to fill this position(s).

Old Business:

- Tree blocking view – member requested Board action. Board action pending.
- Prep for January Members meeting:
 - CC&R changes: any proposed changes need to be submitted no later than 1 November to give the CC&R committee time to review and provide feedback. Please contact the Board or the CC&R committee for assistance if needed. – No inputs to date.

CRNA Website: www.coronadoridge.com

Board of Directors:

crna.president@outlook.com // crna.treasurer@outlook.com // crna.secretary@outlook.com // crna.director1@outlook.com // crna.director2@outlook.com

- Board member election nominations: There are four open positions for Members consideration at the 2025 Members meeting (President, Treasurer, Secretary & Director-at-Large). Nominations need to be submitted no later than 1 December to be placed on the printed ballots.

- The Community block party will be on Saturday 2 November. Time 2-5 PM. Location 1201 Sonnet Ct. Snacks and water provided. Bring your own drinks as desired.

New Business: None

We would like to thank the Sante Fe Grill for hosting our Board meeting and ask that you support them. The staff was extremely accommodating. The meeting adjourned at 5:47 PM. The next Board meeting is scheduled for Tuesday 10 December 2024 at 4:30 PM at Sante Fe grill. The address is 1338 Picacho Hills Dr.

CRNA Website: www.coronadoridge.com

Board of Directors:

crna.president@outlook.com // crna.treasurer@outlook.com // crna.secretary@outlook.com // crna.director1@outlook.com // crna.director2@outlook.com