



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

CRNA BOARD MEETING MINUTES – 13 October 2025

The meeting was called to order at 4:30PM. Board members in attendance: President, Galen Treadgold, Secretary, Mike Buchanan; Treasurer, Bob Crowley; Directors-at-Large, Dan Delaney, and William Love. Association members participating included David Johnson, Cathy Hickle, Brian Kjellberg, David & Sue Mackay, Mark & Ann Bieri and Beckey Delaney.

August minutes: Approved without change.

Treasurer report: The treasurer presented the reports for August & September (included in email).

Neighbor Inputs:

- Mailbox vandalism. The two banks of mailboxes on the far left were vandalized on 18 September. USPS repaired the door on 3 October and resumed mail delivery.
- Filming on Barcelona Road & 8175 Constitution. The filming on the 3rd and 4th of October was conducted with minimal impact and no reported issues.
- Filming contract for future events. There was a discussion regarding the ability to conduct filming in the neighborhood without violating the CC&Rs. Specifically, the Rental clause: *Any Owner who rents/ leases his/her residence shall lease no less than the entire lot and residence thereon...for a minimum of 90 day.* Additionally, there is no provision for the Board to authorize activity that is in conflict with the CC&Rs. It is the position of a majority of the Board that this activity was not a rental and did not violate the CC&Rs. The discussion concluded with the action to submit CC&R changes and have this addressed at the Members' meeting in January. Additionally, it proposed that an "agreement document" be drafted for any future activity (not just filming) to highlight conduct expectations regarding CC&R rules such as lighting, noise, traffic & parking. The agreement could also cover liability insurance and fees.
- Obtrusive lighting. The CC&Rs state *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.* It was proposed that the board develop a document that outlines what would become a standard of obtrusive lighting. The goal is to assist homeowners evaluate their lighting, make corrections and support other neighbors in their enjoyment of the night skies. It was not decided if this would require a new committee but if you are interested in supporting this effort, notify a Board member.

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- Subpoena 1232 Titania Ct. – 1238 Titania Ct. The Board was contacted to provide any documents we hold regarding this pending litigation. Documents were provided and a request has been made for a follow-on deposition. The HOA nor the Board are parties in this case.
- Mosquito spraying in Coronado Ridge subdivision by Dona Ana County. It was requested that we contact the County representative responsible for mosquito spraying in the Picacho hills area and provide a gate access code so that CRNA could be included in this effort. It was determined that this should be a discussion item at the Members' Meeting in January to get feedback from members before any action is taken.
- Traffic issues: Speeding, not stopping at stop signs & driving on the wrong side of islands. There have been numerous reports of speeding, lack of complete stops at intersections and reckless driving on the wrong side of the islands on Constitution Rd. Our neighborhood is less than 1.5 miles long east-to-west; at best a driver will save 2 minutes speeding through our neighborhood. Driving on the wrong side of an island to avoid slowing down should be a huge clue that you are going too fast. This action puts all our safety in jeopardy. Please slow down. Also, ask your guests and service providers to observe the 20 MPH speed limit.
- Weed on lots. With the productive monsoon season the weeds have also been plentiful. Neighbors are encouraged to control the weeds on their landscaped portion of their property. There is no expectation of this in the natural landscape areas of their property.
- Wildlife signs on Barcelona Rd. This is a subject best raised directly by concerned individuals to the County.
- Nextdoor app. The CRNA group of the nextdoor app is down to 95 members. This group is a neighborhood group and not part of the official association. It is a good place to find help on a variety of issues including lost mail, packages, pets and repair referrals. if you are not a member of the group and would like to join the following is an invitation link: (deleted for web posting copy)

Committee reports:

- Drainage & Erosion
 - Road cleaning. Due to increased rain this season debris has washed down from west of our property onto Constitution Road. This was cleaned mostly by members efforts at a cost of \$150.
 - With the consent of the owner of the property to the west of CRNA, a berm was placed to divert water from running down onto Constitution Road. This may alleviate most the water flow and debris onto our property.
- Landscape: Nothing to report
- Gates – Anthem gate kiosk was damaged by a contractor who cut the corner and the trailer impacted the kiosk. Once contacted, the contractor made repairs to the kiosk. An observant neighbor and the cameras were crucial in identifying the vehicle. Barcelona gate entrance has

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been hit at least twice in the last few months causing an offset of the gate limit positions. This puts the gate out of operation and requires maintenance to reset the gate.

- Design Control – Summary of projects submitted to the Board
 - 8128 Constitution – wall construction – approved – in work
 - 8072 Constitution – exterior modifications – awaiting final proposals
 - 8140 Constitution – pergola – metal roof not approved by the Board
 - 1222 Idyll Ct – gate entrance & erosion remediation – complete
 - 1212 Sonnet Ct – paint – Complete
 - 1220 Regency Ct – pergola – approved
 - 1229 Titania Ct – concrete driveway – approved: landscaping – awaiting final design submission
- CC&R – nothing to report.
- Roads – nothing to report.
- Welcome Committee – we have had five home sales in 2025 and currently have two additional under contract.
- Activity
 - 18 October – astronomy night
 - 23 October – Girl's night out

Old Business:

- Wildfire concerns: The Dona Ana Fire Prevention Officer recommendations. Next action scheduled for 30 October.
 - Fire hydrants added to county emergency response app. Action: Dona Ana MDWCA & County fire chief
 - Hydrant testing Action: Dona Ana MDWCA & County fire chief
 - Dissemination of the emergency gate code and procedures for the SOS Emergency Access System to all emergency response (fire, sheriff, ambulance service) Action: County fire chief
- Mid-year Members' social on Thursday 25 September was successful, and it was recommended we do something similar next year.
- In preparation for 2026 Members' meeting the following deadlines have been identified.
 - CC&R and Bylaw changes need to be submitted by 1 November. This will provide time to coordinate with the CC&R committee prior to ballot being finalized in mid-December. No changes have been submitted at this time.

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- There are two open positions for the 2026 elections (President and Director at large). Nominations need to be submitted by 1 December to be placed on the ballot. No nominations have been submitted at this time.
- Proposed zoning change at the corner of Picacho (170) and Picacho Hills Dr, the two 9 acre lots at the corner are proposed to be changed to commercial for development of a Bistro/ Winery and other commercial buildings. An appeal has been proposed regarding the decision of the Planning and Zoning Commission approval on 28 August of C-2 with numerous exceptions. This is provided as informational; no CRNA actions have been taken in this effort.

New Business: None

The meeting adjourned at 6:08 PM. The Board will meet on Monday, 8 December 2025, at 4:30 PM at Sante Fe Grill. The address is 1338 Picacho Hills Dr.

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