



Coronado Ridge Neighborhood Association

PO Box 554

Fairacres, NM 88033

Coronadoridge2018@yahoo.com

CRNA BOARD MEETING MINUTES

September 9, 2019

President, Dave Zeemont called the meeting to order at 4:30 P.M.

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

Residents: Ginger Dickson, Al Shawala, Anna Leuenberger and Mike DeAntonio.

Guest: Jim Hayhoe, President of the Board for the Barcelona Ridge Estates HOA

Guest Presentation: Jim Hayhoe had requested permission to address the Board concerning an issue with the sewer main from the Picacho Hills area that carries raw sewage to the treatment plant. This area includes our Coronado Ridge subdivision. This line is maintained by Dona Ana Water, our water and sewer provider. He stated that every year the State of New Mexico requires public utilities to turn in an infrastructure capital improvement plan. This is a 5-year plan. The money for these projects come from a variety of funding sources from state and federal sources. These capital projects are prioritized in a list of 25.

This project was identified after the 2007 monsoonal rains that resulted in sewer line breaks, raw sewage leakage in residential areas and portions of the Picacho Hills Golf Course and resulted in interruption of sewage service for several days. Barcelona Ridge Arroyo is the only arroyo within the Picacho Hills area that has sewer lines installed in the arroyo. Dona Ana Water initially determined that stabilizing the easement would cost approximately \$875,000.00. A separate study conducted by Dona Ana County for improvements to address concerns with the entire sewer system within Picacho Hills came in at \$27 million. This was promptly shelved by the county. In 2017 the Barcelona Ridge Arroyo repair line project was the priority #3 project. In 2018 it dropped to priority #4. In 2019 it dropped to priority #6. Historically no project below #3 has been funded.

Dona Ana Water's explanation for dropping the priority is that they have not identified any traditional sources of capital improvement project funding for this project at the estimated cost. Another factor is that the sewage treatment plant upgrades for the Picacho Hills area has taken the focus off of this project. They have agreed to undertake a more detailed project design later this fall to determine if the projected cost could be less than the \$875K initially forecast.

Jim stated that in discussions with individuals experienced in similar projects a more realistic cost for this project should be in the \$20K to \$50K range. This cost range becomes more likely to be funded by approaching our local and state legislators. This effort has to begin now in order to make the upcoming legislative session. Jim is attempting to put together a grassroots organization of the affected HOAs and the Picacho Hills Property Owners Association (PHPOA) to work with Dona Ana Water to seek funding for a more realistic project scope and design. This effort will have some costs and Jim will be asking for financial donations from the HOAs within Picacho Hills and PHPOA to accomplish this.



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The Board informed Jim that we could not make any monetary donation. Our members are free to make a donation as individuals, but we are precluded from making a donation as an Association. We could join in the effort by drafting a letter of support to Dona Ana Water as well as to our local legislators. Bob Crowley made a motion to send a letter of support/endorsement for this project. Mike Buchanan seconded the motion. The motion passed unanimously. Dave Zeemont will coordinate with Jim in drafting such a letter.

Minutes: The minutes of the August, 2019 meeting were presented to the board for approval. Dave called for a motion to accept the minutes of the last Board meeting. Gwenda McClure 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 August financials. Starting with the Profit and Loss statement there were some collections in August amounting to \$1,925.00. There was an expense of \$163.62 for gate remotes. Our Balance Sheet shows a combined total of our checking and savings account of \$91,737.61.

We still have two owners that have not fully paid their 2019 Annual Assessments. One has not paid anything and the other has only paid one-half. Bob has filed a lien on the property that has not paid anything and assessed them with a \$50.00 penalty as well as the \$50.00 for the lien filing fees (\$25.00 to place it and \$25.00 to remove it). We still have an overpayment of \$275.00 that will be carried over to next year. There is currently only one construction cleanup deposit being held. Two projects that have been approved have not posted the required cleanup deposit. Dave will contact Lee Cunningham, DCC Chair, to check on the status of the projects. 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. The financial reports, as presented, are attached.

Roads: Al Shawala reported that he was considering road resealing for Phase Three next year. With the two approved construction projects at the west end of Constitution he may have to postpone that project. Overall the roads are in good shape with no major concerns. Dave suggested that Al check to see if we have any cracks that need attention as a proactive measure.

Gates: Al Shawala, Committee Member, stated that the minor damage to the post and kiosk at the Anthem gate has still not been repaired. Al is having difficulty identifying a contractor to realign the post. Ginger will check with Kelly and see if he would be willing to lend assistance to Al. The erratic opening of the exit side of the Anthem gate is still on-going. The contract maintenance provider has not been able to diagnose the problem. Early morning sunlight on the photo-eye receptor has been ruled out. Al will be seeking a budget increase for next year to address these issues as well as repainting of the gates.

Design Control: Lee Cunningham reported, via email, that the re-painting of a residence on Titania had been approved. There were several issues surrounding the color approval process that were reported by the DCC. The color was approved with some reservations voiced by the DCC. This brought up the issue of the Board and community at large being informed of painting projects and what the procedure was if someone protested an approved color.



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This brought up the issue of precedent and “personal preference”. The Board does not wish to impose additional costs on any homeowner if a color selection is ruled not to be in the accepted palette after the fact. Bob Crowley suggested that a possible remedy would be to inform the homeowner that an approval error had been made, but that they would not be required to immediately repaint the home. Instead they would be required to change the color when the home was repainted in the future. Mike Buchanan voiced concern that the email report and approval thread from the DCC was not sent/shared to all members of the Board. **All committee Chairs submitting committee reports electronically shall address them to all Board members.**

Landscape: Al Shawala, Committee member, reported that a water leak on one of the anti-siphon valves at the Anthem gate was repaired. The fountain at the Anthem gate was also pressure washed and the pump cleaned. A replaceable filter has been ordered that should keep the pump and fountain in proper operation.

Drainage and Erosion: Bob Crowley reported that there are no issues to report.

CC&R and By-Laws: Mike DeAntonio, CC&R Chair, reported on the recommendations and changes that the CC&R committee has drafted. These changes and recommendations are required under provisions of SB150 which are the recent amendments to the New Mexico HOA Act. In addition the committee has made several spelling, grammar, punctuation and numbering corrections as allowed by the CC&Rs. They have also drafted recommended amendments for consideration and voting at the annual meeting. They provided copies of their recommendations for the Board to review and asked for feedback and any further requested changes. The Board has also been sent color-coded versions so that they can differentiate the required changes from the recommended changes. The committee needs the feedback from the Board by the next Board meeting and preferably before that so they can finalize the wording. This needs to be done in advance of the Annual meeting in January so that the ballots can be drafted and the Association members will have time to familiarize themselves with the proposed amendments.

There were no other committee reports given or submitted.

Old Business: The parking waiver for a resident is scheduled to expire on September 30th. A reminder will be sent in the event they need to request an extension or renewal.

A resident’s request for a parking waiver was reviewed. Bob Crowley moved to approve the request for 3 months. Mike Buchanan seconded the motion and the Board voted to approve the request. The waiver is renewable.

A resident’s request for an estate sale due to the sale of their home was reviewed. The sale is scheduled for a time in October. Bob Crowley moved to approve the request. Gwenda McClure seconded the motion and the Board voted to approve the motion unanimously.

The CC&R Committee questioned the action item that they were given to draft a parking violation notice at the July Board meeting. That notice was drafted and presented to the Board; however, the Board tabled the issue without reviewing the notice. The Board will review that notice by the end of the year.



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New Business: Dave discussed some items from the Emergency Preparedness Fair held on Saturday. He wanted the community to be informed about including the fact that they were in a gated community when making a 911 call. He also discussed that Judy Corona had spoken with the Fairacres-Picacho Fire Department and that they would replace smoke detector batteries. The Secretary was instructed to send out a group email Public Service Announcement (PSA) detailing these items. Dave wants the Board to consider scheduling a date later this year to request the Fire Department come up and replace the batteries for those members that need this assistance. In the meantime any member that needs this service can individually schedule this service.

Dave reminded those present that PHPOA was hosting a meeting of all the HOA Presidents within Picacho Hills on September 11th at 2:30 P.M. at PHCC. The main topic will be the provisions of SB 150.

Bob Crowley spoke about the SB150 requirement that an audit, review or compilation of an HOA's financial records be conducted by a CPA every three years. He consulted with a local CPA and the cost for a compilation could be anywhere from \$1,000.00 to \$2,000.00. The first time would be more expensive and subsequent compilations would be less costly. One concern would be with our balance sheet. Our gates, roads and the collection ponds that we own are not carried as assets and it may be difficult to determine their valuation. These were turned over to the Association when it assumed ownership from the developer. We have time before the first compilation is required in 2022 to determine what we will do in order to be in compliance.

Bob also presented a list of fines, fees and assessments that CRNA can impose on an owner/member. He requested that other members of the Board review his list and the CC&Rs and Bylaws to make sure he did not miss any items. This is required under provisions of SB 150. Mike DeAntonio, CC&R Chair requested a copy so that the CC&R committee could also review the list. I questioned the practice of paying the annual assessment in two installments. This is not allowed under the Bylaws which state that the assessment is payable in full by March 31st. The Board instructed the CC&R Committee to look into this and make a recommendation for a possible amendment.

Bob briefly questioned if there were changes in technology that may make it economically feasible to make upgrades at the gates. He also questioned if there were alternatives to the telephone system, such as voice over internet that could be used at the gates or if it were possible to change to a Wi-Fi system that would save us the approximate \$130 plus cost per month for the telephone service. He also asked about a cell phone hot spot. Mike DeAntonio stated that he does not have time to investigate this. Al Shawala may be able to work with our current contract maintenance provider to answer these questions.

Dave called for a Motion to adjourn. Gwenda McClure made a motion to adjourn the meeting, Mike Buchanan seconded the motion, the motion passed by acclamation. The meeting was adjourned at 6:18 P.M.

The next Board meeting will be October 14, 2019 at 4:30 P.M. at 1236 Regency Court.