

East Ranch Annual HOA Meeting Minutes

June 11, 2013

7:00 – 8:30 pm Eldorado Fire House

Attendance

Homeowners:

Cathy Lewis (7 Willa Cather)
Marty & Dan Barnes (146 Bishop Lamy)
Kathleen & Jim Sances – **here just 9 days!** (34 Willa Cather)
Nancy Stevens (134 Bishop Lamy)
Lou & Fran Bruno (17 Remedios Rd)
Cheryl Kawazoe (123 Bishop Lamy)
Peter & Vera Bopp (24 Willa Cather)
Pat Greenwell (138 Bishop Lamy)
Mark Perkins (105 Bishop Lamy)
Bonnie Keene (139 Bishop Lamy) – **Thanks for the brownies, fruit, cheese & crackers and water!**

Board Members:

Bert Blanchard (President)
David Keene (Vice-President)
Kristin Koehler (Treasurer)
Nichole Bobo Greenwell (Secretary)

Agenda Item: Introduction of Board Members

Agenda Item: Introduction of Attending East Ranch Residents

Agenda Item: Approval of Minutes – 2012 Annual Meeting

- ✚ Mark Perkins made the motion to approve the Minutes; Bonnie Keene made the second.
- ✚ Minutes – 2012 Annual Meeting approved.

Agenda Item: 2012 Year End Summary and 2013 Plans

- Finances (Kristin Koehler, Treasurer)
 - *Annual Report and 2013 Proposed Budget* reviewed.
 - Highlights: Surplus of over \$700; \$24,000 in checking (after \$7,000 for recent grading of the road); only 1 outstanding annual assessment (lien has been placed on the property)

DISCUSSION:

 - P. Bopp voiced objection to running a deficit for the 3rd year in a row
 - K. Lewis made the request that assessments (including potential special assessments) not be due in April
 - General assessments should actually go out the end of November
- Roads (Bert Blanchard, President)
 - Expenditures include (total: \$12,000):
 - \$164 for sign re: cameras
 - Over \$7,000 for patch and gravel at East Ranch entrance (April 2012)
 - \$850 to repaint the wooden signs throughout the community (August 2012)
 - \$1,400 for grading and gravel from mail boxes to Willa Cather (September 2012)

- Weeding
- Snow removal (December 2012)
- Red cinder for dangerous ice (Christmas Eve 2012). Explained why not all East Ranch roads were treated (used all the supplies the County Store had; due to the holiday, no other options)

DISCUSSION:

- In past graded twice a year
- A second bid was obtained; Mark Lopez continues to be less expensive
- P. Bopp raised: HOA is required to have a contingency for building the paving reserve to cover the cost of repaving Ranch Road periodically
- Why not pave East Ranch roads versus biannual grading?
 - Consider the amount of money spent over the past 10 years (about \$200,000)
 - This could also be viewed as road maintenance – which would also be needed if roads were paved
 - Every dust cloud is our road
 - The Board did investigate chip sealing (requires maintenance every couple years with more tar) and “road packer” used on Spur Ranch Road (which does not seem to be holding up over time)
- Dave provided explanation why paving our roads is not an option
 - Problem is with the infrastructure of our roads
 - Our road base is not designed for paving - lacks base course
 - At least 22 foot wide road and lateral shoulder on each side is needed – we lack road width for 2 lanes – without this width, there would be ongoing erosion/cracking along the sides of the road creating a maintenance “nightmare”
 - The 1st section of road (Willa Cather to Bishop Lamy)
- P. Bopp suggesting just paving the entrance – Ranch Road/Willa Cather to Bishop Lamy
 - This stretch of road receives the most wear and tear
 - K. Lewis agreed, this stretch takes the heaviest traffic burden resulting in the worst washboarding
 - Could add speed bumps to keep speed down
 - Will still be issues of the apron where the paving starts and ends
- K. Lewis raised concern this issue comes up every year with no closure; research that is done is great, but all the information needs to be compiled into a final report for consideration
- Per the 2012 Annual HOA Minutes a sub-committee was formed to look at this issue and report back
- Roads Task Force re-activated.
 - Members: Kathy Lewis, Peter Bopp, David Keene, Perry Paulazzo
 - K. Lewis asked do head the group
 - Compilation of information from the Board to date will be provided to K. Lewis
 - Charged with obtaining advice and bids from a reputable road contractor to see if feasible to pave Willa Cather to Bishop Lamy considering the status of our current road.
 - If a special assessment is the recommendation/required, K. Lewis respectfully asked that the assessments be split and not fall in the month of April
- To address ice dangers on all East Ranch roads, V. Bopp suggested having a container with sand/red cinder for homeowners to toss
- V. Bopp stressed the importance of drivers adhering to the 20 mph posted speed

C. Architectural Committee Report (David Keene, Architectural Committee)

- Report distributed (attached)
- Solar energy
 - Nothing in our covenants about solar – new territory
 - There have been a couple inquiries
 - Met with Go Solar (Agora Plaza) to gather information; very cooperative
 - Provided information about several things that can be done on an installation to enhance esthetics (e.g., panel angles on roof, ground mounted)
 - While being pro-solar, want to minimize the negative impact panels can have on other people
 - K. Lewis pointed out that on the extension of Cattle Drive there is an example of solar panels with poor esthetics; strongly urges developing some parameters, outside of the Covenants, for guidance
 - Planned approach: review each case, minimize the impact

D. East Ranch HOA Directory (Nichole Greenwell, Secretary)

- In light of the “neighborhood watch” discussion at the 2012 Annual Meeting, the resulting draft East Ranch HOA Roster was circulated for final review & edits.
- Previously the HOA membership was surveyed to allow homeowners to decline participation.
- Revised Roster will be disseminated

Agenda Item: Board Elections

- ✚ Request for additional Board member made; no volunteers.
- ✚ Membership reminded next year there will be Board openings; please consider running.
- ✚ Using a management company is an option, but a Board is still needed to report to them.

Agenda Item: New Business

A. Build a sense of community

- P. Bopp reflected on how homeowners were more connected in the past
- The question was posed: how to instill a community spirit
- Communication is key
- The East Ranch HOA Roster is an attempt at improving community connectedness
- Board needs to keep residents informed
- Other options:
 - Annual get-together
 - Have homeowners personally call to invite to the next Annual Meeting

B. 95B Ranch Road

- K. Lewis expressed much thanks to K. Koehler for the tireless work she has done around the issue of 95B Ranch
- July 18
- CDRC Zoning Committee meeting moved to July 18th in Santa Fe – conflicting information about attending or not
 - The more voices that are there the stronger the total voice against it will be

- K. Lewis warned the zoning committee will close the meeting if there are too many people
- Conflicting information an attempt to splinter the residents?
- Not clear the association has a clear voice in this issue because outside of the East Ranch – other than concerns about East Ranch Road
- K. Lewis acknowledged for the wonderful letter she wrote to County Development Review Commission (Attention: Jose Larranaga)
- K. Koehler will forward the email information again to everyone

C. Covenant Guidelines for Individual Homeowner's Property

- Clarification provided that RVs are permissible if sheltered and out of view from the road
- Complaints re: cinder blocks, plastic tarp, camper, and pick-ups at Lot 34
 - The Board will follow up with guidance for the homeowners
- Complaints re: camper and debris at Lot 15
 - The Board reported follow-up is in process

Supplemental Materials:

2012 Annual Meeting Minutes

Annual Report and the 2013 Proposed Budget

East Ranch HOA Directory