

East Ranch Association Annual Meeting Minutes

February 11, 2015

7:10 – 8:45 pm

Vista Grande Public Library

Attendance & Agenda:

Board Attendees:

Dave Keene, President
Scott Ullery, Vice President
Bonnie Keene, Treasurer
Lou Bruno, Member-at-large
Nichole Bobo Greenwell, Secretary

Neighbor Attendees:

Vera & Peter Bopp, 21 Willa Cather
Pat Greenwell, 138 Bishop Lamy
Fran Bruno, 17 Remedios
Cheryl Kawazoe, 123 Bishop Lamy
Jean Stokes, 131 Bishop Lamy

Agenda:

I. Introductions
II. Approval of Minutes, 2014 Annual Meeting
III. Floor Nominations, Board of Directors
IV. 2014 Yea-end Summary
V. Ranch Road Maintenance Agreement
VI. Open discussion
VII. Announcement of New Board Members
VIII. Adjourn

I. Introductions

Quorum present although attendance low. Meeting start delayed to allow L. Bruno to drive to the Fire House (previous Annual Meeting site) to check for possible members waiting there; none noted.

II. Approval of Minutes, 2014 Annual Meeting (2/20/14)

Action:

- No discussion
- Motion to approve by L. Bruno; second by B. Keene
- Approved

III. Floor Nominations for Board of Directors

Action:

- Paper ballots have been received with N. Bobo & M. Barnes as candidates
- No additional nominations from the floor

IV. 2014 Year-end Summary

- a. Financials; 2015 Budget
- b. East Ranch Roads
- c. Architecture Committee Report/Compliance Issues
- d. HOA Law Implementation

Discussion:

- a. Financials; 2015 Budget - East Ranch Association 2014 financials & 2015 proposed budget previously circulated
 - Format changes & proposed 2015 expenses reviewed
 - Discussion encouraged
- b. East Ranch Roads
 - Rationale & overview of the approach to the maintenance of and snow removal on East Ranch roads provided (i.e., control expenses, avoid special assessment, 3 inch snow removal, maintenance versus repair)

- Concern re: speeding on the roads, especially UPS, raised by J. Stokes & V. Bopp
 - Speed bump or road “dip” not appropriate for dirt roads such as those in East Ranch
 - Individual and Board UPS contacts seem an appropriate approach

c. Architecture Committee Report/Compliance Issues

- Enforcing the East Ranch Covenants is a responsibility, yet least liked duty, of the Board
 - Current process of Covenant enforcement explained: Initial attempts to dialogue occur between the Committee and homeowner; legal action is last resort
 - J. Stokes suggested using a “mediator” as an option; this would also incur cost
 - Challenge to creating more of a “community” in a neighborhood where people do not all wish to engage
- Acknowledged the unreasonable length of time the current East Ranch homeowners construction project has taken
 - Multiple interactions between the homeowner and the Committee have occurred
 - Historically, homes have been built in East Ranch within 1 year
 - “Art Barns” covenants allow 1 year timeline regardless of the construction project
 - Technically not in violation with the covenants since they currently do not address the timeline for construction
 - Covenant violation re: construction materials and equipment does exist

d. HOA Law Implementation

- History of 2013 HOA law, the Board’s actions to put in place the required Disclosure Packet, and resulting cost savings by not having this service provided by Management Company provided

Actions:

a. Financials; 2015 Budget

- Motion to approve the 2015 budget by S. Ullery; second by L. Bruno; no discussion; passed

b. East Ranch Roads

- Individual homeowners to approach UPS & FedEx drivers
- Board to contact UPS & FedEx by phone and in writing

c. Architecture Committee Report

- Covenant clarification needed re: construction timeline
- Homeowner covenant violation re: construction materials and equipment to be addressed by the Committee
- Homeowners encouraged to take action re: future Covenant/Bylaw changes

d. HOA Law Implementation: No action

V. Implementation of Existing Ranch Road Maintenance Agreement - Update

Discussion:

- Brief history of the East Ranch efforts to address the existing Ranch Road Easement/Maintenance Agreement provided (copy of the Agreement and map depicting Lots 1-5 addressed in the Agreement provided)
- Information gathering done by the Board to date:
 - The Agreement was reviewed by legal counsel
 - It is weak but still in effect
 - Has been in effect since before the road was paved
 - Met with Santa Fe County Road Commissioner; Outcome: rejection of Ranch Road as a County Road
 - Met with District Commissioner; Recommendation: do not complete the County Road application
 - Meetings to date with road contractor re: maintenance actions needed and costs (approximately \$19,000 for the “hot oil” process recommended); longevity unknown
- Current road condition only requires maintenance
 - “Hot oil” process needs to be done in warm weather - preferably as soon as possible
 - P. Greenwell suggested if the responsibility falls only on East Ranch, would it be possible to do the road maintenance in sections?
- Meeting with representatives from the 5 lots 1/14/15 hoping to form a Ranch Road Maintenance Committee

- Rancho de Bosque was the most supportive
- Next meeting 3/4/15
- J. Stokes suggested bringing in the other ranches at the end of Ranch Road into the process at the beginning

Actions:

- D. Keene will serve as the East Ranch representative to the Ranch Road efforts
- A summary of the upcoming 3/4/15 meeting will be provided to East Ranch homeowners
- Consider the two suggestions:
- Doing Ranch Road maintenance in sections
- Bringing in the ranches not included in Lots 1-5 into the process sooner versus later

VI. Open Discussion – Landscaping/Beautifications

Discussion:

- Enhancing the curb appeal of East Ranch would benefit all homeowners. Examples include:
 - Remove the current stop signs (no cost)
 - Replace street signs with a more custom look
 - Consider purchase of Lot 4 (\$49,000 current price; being sold by the bank; consider making an offer that could be a tax write-off for the bank)
 - Enhance the entrance with landscape boulders or other material
- Plan development needed prior to proposing a possible special assessment
- V. Bopp: “Beautification starts at home”

Actions:

- Landscaping/Beautification plan to be developed (ideas and costs)
- Remove current stop signs
- Address homeowner responsibility to maintain property in an East Ranch newsletter

VII. Announcement of New Board Members

- N. Greenwell and M. Barnes are the new Board members.
- Officers will be selected at the first Board meeting.

VIII. Adjourned – 8:45 pm

Agenda items for next Board Meeting (TBA):

- Contact UPS & FedEx by phone and in writing re: speeding drivers
- Make offer to purchase Lot 4
- ER Newsletter (update after Ranch Road meeting; homeowner beautification)