

**Following are the Minutes of the East Ranch Annual Meeting.
The meeting was held on February 26, 2018.**

East Ranch Annual Meeting Minutes

February 26, 2018

7:00 – 8:50 p.m. – Vista Grande Public Library

Attendance & Agenda

Board Members:

Marty Barnes
Lou Bruno
Michael Burke
Steve Duke
Nichole Bobo Greenwell

HOA Attendees:

Dan Barnes
Becky Blase
Peter Bopp
Vera Bopp
Fran Bruno
Deborah Burke
LeAnn Spencer
Pat Greenwell
Cheryl Kawazoe
Bonnie Keene
Dave Keene
Mike Lincoln
Joan Maplesden
Carol Parlin
Perry Paulazzo
Eric Petersen
John Reilly
James Sances
Deborah Stalberg
Zachary Stalberg
Jean Stokes

Agenda

- I. Introductions
- II. Approval of Agenda
- III. Approval of 2017 Annual Meeting Minutes
- IV. 2017 Year-end Summary (Old Business)
 - a. Financial Report – 2018 Budget
 - b. Activities of the Board
 - i. Board Transitions
 - ii. Credit Card
 - iii. Bishop Lamy Road gate lock
 - iv. Digital copy of Covenants, Bylaws & Clarification
 - v. Newsletter
 - vi. Committee Appointments
 - vii. Mailbox structure & solar light
 - viii. New Mexico Gas Company
 - ix. Other
 - c. Committee and Work Group Reports
 - i. East Ranch Roads Committee Report
 - ii. 285 Corridor Report
 - iii. Ranch Road Working Group Report
 - iv. Architectural Control Committee Report
 - v. NMGC Working Group Report
 - vi. Nominating Committee
 - d. 2017 Home Sales
- V. New Business
 - a. New Board Nominations & Results
 - b. Other
- VI. Open Discussion
- VII. Adjourn

I. Introductions

Steve introduced the new members to the Board, Michael Burke and Lou Bruno. All HOA members in attendance introduced themselves.

II. Approval of Agenda

Approved by consensus.

III. Approval of Minutes

Jean Stokes proposed changes to the February 2017 minutes. She challenged language addressing clarifications and the Board's authority to make such clarifications. Dan Barnes objected to Jean's assertion that the Board had no authority to make such clarifications. David Burling suggested in future proposed changes be circulated to not only the Board but also to the HOA members in advance of the annual meeting, so they can be informed on the issue prior to the meeting. A move was made and seconded to change the minutes. A vote was taken with 7 in favor, 4 opposed, and the remainder abstaining. The motion did not pass.

IV. 2017 Year-end Summary (Old Business)

a. Financial Report – 2018 Budget

Steve explained changes to the budget. Dan Barnes noted an error in the amount listed for total expenses. Steve stated the Board is trying to move closer to the model which Tracy Tegue, the East Ranch HOA accountant, uses. Both Bonnie Keene and Lou Bruno challenged the amount listed under insurance. They recalled from their Board service the amount of the annual cost of insurance being \$900. The amount listed is much more at \$1,914. Steve will look into this discrepancy. Steve explained the 3 types of accounts ER has: the contingency account, checking account, and the Ranch Road reserve account. Dave Keene asked how the Ranch Road Reserve account would grow each year. Steve said this account would be added to each year, and remain untouched until work needs to be spent for repairs.

b. Activities of the Board

i. *Board Transitions 3/3/17 & December* – In March 2017 the new Board had 3 newly elected Board members: Cheryl Kawazoe, Steve Duke and Michelle Turner. In December 2017 Cheryl Kawazoe and Michelle Turner resigned.

ii. *Credit Card* - The credit card the Board currently uses expires this Spring and will not be renewed. The Board needs to decide whether it is necessary to replace the it with another credit card.

iii. *Bishop Lamy Road Gate Lock* – The gate at the west end of Bishop Lamy Road is locked with a double lock. The fire department and several individuals in East Ranch have keys to the gate in case of emergency. The road beyond East Ranch is not currently passable; however, several requests have been made to open it. It was originally locked years ago because of heavy usage by delivery and construction trucks.

iv. *Digital Copy of Covenants, Bylaws & Clarifications* – The covenants, bylaws and clarifications are now available in digital form. A focus of the new Board will be to review these documents and update portions that are outdated.

v. *Newsletter* – Several newsletters were published in 2017. In 2018 the website can replace the newsletter when it is up and running.

vi. *Committee Appointments* – Bonnie Keene and DeAnn Peterson will head up the Nominating Committee. Nicky Greenwell is the representative for Property Disclosures. At present, no one has signatory authority to sign checks for East Ranch. This will be addressed as soon as the new Board is installed. Other committee appointments will be made by the new Board.

vii. *Mailbox Structure & Solar Light* – The mailbox structure was sanded and several coats of stain applied in the fall of 2017. A solar light was also installed. The cost of this much-needed repair was approximately \$2,000. Cheryl Kawazoe, Michelle Turner and Ron Lipp were credited with heading up this project.

viii. *New Mexico Gas Company* – The Board continues to work on finalizing negotiations with the New Mexico Gas Company.

ix. *Other* – A new logo for the East Ranch letterhead is being considered.

c. Committee and Work Group Report

i. *East Ranch Roads Committee Report* – sent with Annual Meeting packet

ii. *285 Corridor Report* – sent with Annual Meeting packet

iii. *Ranch Road Working Group Report* – sent with Annual Meeting packet

iv. *Architectural Control Committee Report* – sent with Annual Meeting packet

v. *NMGC Working Group Report* – sent with Annual Meeting packet

vi. *Nominating Committee* – no report

d. 2017 Home Sales

New Board members were introduced.

V. New Business

a. New Board Nominations and Result

Joan Maplesden and Eric Petersen were listed on the ballot for election to the new Board. Joan Maplesden received 14 votes, Eric Petersen received 15 votes and Lou Bruno, Cheryl Kawazoe and Dave Keene received 1 vote each as write-in votes. Joan and Eric were installed as new Board officers replacing Nicky Greenwell and Marty Barnes who are rotating off the Board.

b. Other

Jean Stokes again raised the issue of the lawsuit in Eldorado in which the finding was against the Eldorado Board. She believes East Ranch could be at a similar risk because of the fence clarification which was enacted several years ago. She asked whether the East Ranch attorney had been consulted concerning this issue. The attorney was verbally consulted; however, there is nothing in writing. Jean moved to put a moratorium on the Board from making any changes to covenants/clarifications. Steve pointed out this would cripple the Board from doing business. Cheryl Kawazoe seconded Jean's motion. Steve further explained the Board has the right to interpret the covenants and clarifications. Lou Bruno added the coyote fence clarification was written when he was president of the Board and he had consulted with the East Ranch attorneys concerning this clarification and any proposed change. The attorneys were consulted to find the best balance for East Ranch and to avoid causing upset in the HOA. Lou said not everyone was always pleased with the result, but the advice of the attorneys was relied on. Zack Stalberg asked whether when there was an issue such as this, is the entire HOA informed or is it handled within the Board? Lou Bruno stated that if there is a need for a variance, the HOA is notified. Bonnie Keene said in past years, East Ranch was a smaller community and no one wanted coyote fences. Finally, after several requests were made to build coyote fences, the Architectural Committee allowed them with masonry piers. Perry Paulazzo stated whether the fence clarification was put in place rightly or wrongly, it should go to the HOA for a decision. Cheryl Kawazoe said that when she purchased her property there was no clarification and nothing was put in writing until 2014 when it was presented at the annual meeting. She said if a clarification is to be legal, it must be in writing. Cheryl stated she asked for a review and was turned down. Dave Keene said the issue has to be looked at from the Architectural Committee point-of-view also, because it is the responsibility of that committee to maintain standards. Several questions resulted from this exchange: Was the fence clarification a substantive change or not? Does this issue put the East Ranch HOA in a position of liability (i.e., Eldorado HOA)? Jim Sances asked if the Board is committed to reviewing the covenants and bylaws. Steve proposed a motion to review, the clarifications and asked Jean if she would agree to this instead of a moratorium. She was in agreement. The question was called and a vote taken. All were in favor of the Board reviewing the clarifications and keeping the HOA informed as this review was done. Eric Petersen said the Board needs to work hard to be transparent to the HOA. In response to criticism of the present Board Nicky defended the Board's activities. She stated the fence clarification had been tabled many times to focus work on the proposed New Mexico Gas Company gas line extension into East Ranch. James Sances thanked the Board for its hard work.

VII. Open Discussion

See **b. Other** above.

VIII. Adjourn

Meeting adjourned at 8:50 p.m.

