

Towers Home Owners Association



Annual Resident/Board Meeting

December 11, 2018

6-8pm

Welcome: Meeting was called to order by Board President Johnny Armijo at 6:40 p.m.

Those in attendance included:

BOARD MEMBERS: Johnny J. Armijo, Board President; Cheryl Taylor, Treasurer; Bob Tate, Secretary; Ann Barychko, Director; Joseph Sena, member; Greg Peralta, Property Manager (Kyle Knordin, Vice President, was absent due to his work).

RESIDENTS:

Dave Jones; Emily Jones; Marco Martinez; Alexandria Martinez; Billy and Monica McManaway;

Welcome: President Armijo opened the meeting at 6:35pm and welcomed all in attendance.

Issues discussed included:

Low Resident Involvement: President Armijo discussed ideas for increased involvement by people living in the Towers subdivision. Ideas discussed included a newsletter, National Night out and possible neighborhood trash collection, BBQ. Discussion also included lack of participation in the Home Owners Association Board. President Armijo mentioned there was a board position open. At the conclusion of the meeting, this position was filled by community member, Alexandria Martinez who volunteered to serve on the board as a Director. Her membership on the board, was approved by a unanimous Board vote.

Christmas Light Contest: President Armijo announced that the board had previously approved the Christmas lighting contest for this year. Prizes include: **1st place:** \$100, **2nd place:** \$75, **3rd place:** \$50, **4th place:** \$35, and **5th and 6th place:** \$25. Homes will be viewed and photographed by Ann Barychko and Bob Tate between December 17-21. Many of the photos will be *featured* on our Website in January. Prizes will be hand delivered to winners by board members in early January 2019.

APD Meeting: President Armijo recapped recent meeting with APD Southwest Area Commander Tim Espinosa. The commander is very community oriented and intends to work more on community policing. At the last Board meeting, several APD officers attending and spoke about how they want to be more community friendly. APD had been patrolling the area and several citations and/or warnings were issued. The Board was excited to have such a commitment from APD.

Officer **Julio G. Vega** (jguzman-vega@cabq.gov) is the contact for the Towers Homeowners Association. Residents are *encouraged* to contact him and or APD with problems/complaints. It is **CRITICAL** to report any crime, no matter how small it may be-exp: Christmas ornaments.

It was announced that working in conjunction with Councilor Pena's office, the no parking **yellow** curbs on 90th street have been repainted. *Thanks to out to Cherise and Councilor Pena.*

Report of Property Manager: Greg Peralta reported that there has been a turn over in the Code Enforcement Office and he is waiting on a new contact during the transition. He also requested residents to call **311** to report problems. This is the quickest way to get a response. Greg requested residents contact him regarding problems with landscaping/weed control, as he is the point of contact for the Board.

There were Eight (8) new liens issued this year and two (2) foreclosures. The Board was supplied with a list of contacts for property owners in the division and a list of those properties **not current on HOA dues**. Discussion was held on finding an attorney to represent the HOA in collecting past due balances. It has been the experience of the Board, that most attorneys are not willing to take on the responsibility. However, the Board will continue to make effort's to get the money owed to the HOA. There was discussion about having the **address and the amount owed** by residents who have not paid, *placed in our Website*. President Armijo will look in to any legalities of this. If it is possible, he will contact our WebMaster to enter the information.

Financial Report: Cheryl Taylor presented the financial report. Total income Year to Date were \$20,000 and Total expenses were \$25,000. The HOA currently has approximately **\$26,597.58** in the business and savings accouts. Residents in attendance were informed - when the Towers HOA begin with the **new** Board members in 2004, the only money that was available to them was a check for under **\$100**.

New HOA website: The Board hired Monaco J. Armijo to design and update the new HOA Website. This site is up and running at www.thetowershoa.org. We recommend all community members to take a look. The site has information concerning the HOA, board members, Christmas contest, sex offender registry, upcoming events, forms and documents, dues information and contact information and a link to our Face Book account.

Report from Architectural Control Committee: ACC member, Bob Tate reported that three (3) requests had been sent to the committee. All three (3) were approved by members.

Residents brought up using the city to bring a big dumpster (*for free*) for a Towers community clean-up. President Armijo mentioned the Board had been looking at that and fliers were made, but it became to late in the year to move forward. The Board will work with the city in the spring to have a community clean up. It was also recommended that the HOA be on FaceBook. On our Website, the FB logo is at the bottom. Folks can click on that to see our FB page.

President Armijo said he failed to have the Board and residents introduced at the beginning. This was accomplished late in the meeting.

Resident Billy Mcmanaway brought up a concern about mailbox theft. He works for Great Western and suggested installing cameras. He will look into the cost. The board had considered cameras at an earlier meeting and deemed the cost too high. Mr. Mcmanaway works for a company that installs and maintains the equipment and will see if the cost can be lowered.

The next Board meeting will be in **March 2019**. Date and time TBD.

The Annual Resident/Board Meeting was adjourned t 7:36 p.m.