

**Pueblos de Rodeo HOA
Minutes of Meeting**

Call to Order/Proof of Notice/Welcome (date: _2/21/2019_; time: _1844_):

- Homeowners, please sign in on sign-in sheet

Reading/Approval of Minutes:

- 08/23/18 motion: _Clarice Coffey_ second: _Lidia Morales_ approved: _all_
- 11/08/18 motion: _Lidia Morales_ second: _Clarice Coffey_ approved: _all_

Officer Reports:

- Operational Update – President
 - See “Greenbelt at El Trebol” for details on this project.
 - Landscape maintenance has added two more spaces to our common area: the sidewalk area to the west of Camino de los Caballos and the space at Calle de Molina and La Avenida de San Marcos. The team will start landscaping the common areas in May.
 - If any residents have suggestions on snow & ice removal from sidewalks in the common area, please e-mail those suggestions to pueblosderodeord@gmail.com.
 - See “Recommendations for corner of Paseo and San Marcos for details on this project.
 - Liens were placed on 4 properties by the HOA attorney. Additional liens will be placed on outstanding balances in the next few months.
- Financial Report – Treasurer
 - Monthly report and ledger uploaded to website on 2/18/2019.
 - Ending January 2019 balance = +\$32,987.26, P/L **-\$709.55**.
- Update – Secretary
 - N/A – if you wish to serve as Secretary, please contact the President at pueblosderodeord@gmail.com.

Committees:

- Architectural
 - N/A – this committee has no actions to consider.
 - If you wish to add to your structure, add a storage shed, or add/update the fence around your property, please contact the President at pueblosderodeord@gmail.com with your plan. Depending on the project, your plans may need to be approved by the City.
- Beautification
 - The park-like area at the east of the subdivision, near Rodeo Road, is also being maintained by Saul. There is a tree in there that needs to be pruned. The head of the Beautification Committee (Clarice Coffey) will work with the President on this request.
 - The retaining wall that adjoins Parks Plaza’s RV parking lot needs to be maintained. The HOA attorney will be researching the ownership of this wall.
 - It was suggested that the El Trebol sign be repaired and that the weeds growing in front of that sign be removed. The President will direct the maintenance team to weed that area when the schedule resumes in May.
 - It was suggested that homeowners living in El Trebol whose backyards back up on to Paseo de los Pueblos maintain their walls; some of the walls are in disrepair. There was discussion if El Trebol has their own HOA; some meeting attendants claim that El Trebol has their own smaller HOA, the Treasurer has no record of that smaller HOA in her files.
 - The solar lights at the two entry signs need to be fixed/repaired/replaced. The President directed the Treasurer to do so.
- Governing Documents
 - It was suggested that the HOA send out annual notices to each title company, reminding them of the existence of the HOA, how to request a disclosure certificate, and how to access the HOA’s current bylaws and CCR.

- The revisions to the CCR and bylaws should be available for membership review at the annual meeting. The HOA attorney has completed the review of the revisions to the CCR; the President has directed the Treasurer to post that revision on the website for membership review. The President will request from the HOA attorney a time-line for review of the revisions of the bylaws and the new fine schedule and a legal opinion on if the bylaws should have been re-filed by May 31, 2017.
- Once the revisions are provided by the HOA attorney, the Governing Documents committee will meet to review the suggestions/revisions. If you wish to be on this committee, please let the President know at puebloderodeord@gmail.com.
- Website
 - Website was built in November 2018 and is hosted by GoDaddy. URL is <https://pdrroa.org/>.

Old Business:

- Recommendations for corner of Paseo and San Marcos
 - Some suggestions about this wall included installing a rock garden at the base of the wall and merely painting the wall to match the existing wall color.
 - The President directed a community member to purchase matching paint to paint the wall and directed the Treasurer to reimburse the community member for the cost.
 - If you have other suggestions for this space, please e-mail those to the President at puebloderodeord@gmail.com.
- Greenbelt at El Trebol
 - HOA will order a few signs for the trench, advising caution about the open trench. The President directed the Treasurer to research costs and order signs.
 - A mesh protective barrier will be purchased and installed in the spring to cover the berm and prevent weed growth. The President has directed a Director to research costs prior to purchase.
 - Fence repair at the culvert on the west side of the green belt (at Caminito San Lucas) has been completed by Lynch Fencing. The City also cleaned the drain so that storm water is not obstructed.
- Appointment of Interim VP and Secretary
 - If you are interested in serving as Interim Vice President or Interim Secretary (until the annual meeting in May), please let the President know (puebloderodeord@gmail.com).
 - Decisions affecting the HOA are made by the entirety of the Board of Directors at separate BoD meetings or via e-mail. Decisions are not made unilaterally by the President.
 - George Henke was nominated by Kate Daniel (Treasurer) to serve as Interim Vice President. He accepted the nomination and agreed to commit to this position for a year.

New Business:

- Neighborhood Watch – suggestions
 - Much discussion was had about the need of a Neighborhood Watch or about hiring a private security firm to drive through the neighborhood.
 - It was determined that it was probably cost-prohibitive to hire a private security firm to provide surveillance around the entire neighborhood.
 - The President will contact the City to inquire if our neighborhood does have a Neighborhood Watch program already in place and, if so, who is the head of our Neighborhood Watch program. There are signs about a Neighborhood Watch around the neighborhood. Residents are not sure how long those signs have been posted.
- Posting of signs in HOA
 - The President reminded the membership that signs can be posted on the common areas if permission is obtained first through the President.

- A community member read the letter from the missing cat's owner. The owner is requesting 2 signs to be posted on each side of the greenbelt. The President was amenable to this request and asked that he be communicated with regarding the duration of the posting.
- It was agreed by the membership present that fewer, larger, real-estate signs would be preferred than a multitude of small signs posted on light-posts, fences, and road signs.
- If a community member wishes to have information about a lost pet be posted on the website, please send that information to puebloderodeord@gmail.com.
- A community member requested that the BoD provide an interpretation on sign posting; as written in the bylaws, no signage is allowed to be posted anywhere in the neighborhood without approval from the BoD. Types of signage that may be exempted in the interpretation may include political signs, lost pet signs, real estate signs, and security system signs.

Open Forum:

- The President announced that the 2019-2020 dues (due in May 2019) are set at \$35. An increase was entertained by the BoD due to additional, recurring expenses that would be incurred due to weather (planning for additional flooding), legal expenses regarding governing documents, research, and liens placement, and on-going landscape maintenance. The dues for 2020-2021 may be increased again, to \$40, based on the predictions of additional, recurring expenses.
- A community member expressed concern about drivers who use Camino de los Caballos as an exit from the school; she reports that very often, either she or her husband is almost hit by a driver who assumes that she/he is turning right (even with no indication) and turns left in front of her/him driving forward. The President has been in contact with Pinon Elementary leadership about the traffic study that was discussed in the November meeting. He reminded the membership that drivers from Pinon Elementary are required to use Camino de los Caballos as an exit, not La Avenida de San Marcos.

Adjournment (date: 2/21/2019; time: 2024)

motion: Clarice Coffey second: Lidia Morales approved: all

Respectfully submitted,

Kate Daniel for Michael Kaplan, President