

PUEBLOS DE RODEO ROAD HOME OWNERS ASSOC.  
BOARD MEETING MINUTES  
JULY 1, 2019

Call to Order/Welcome:

The HOA BOD met at Clarice's home on July 1, 2019 at 6:00PM. Present was:

Michael Kaplan, Clarice Coffey, Kate Daniel, George Henke and Roger Brumley.

Anita Keim was not able to attend.

The meeting was called primarily to view drawings of the approved expansion of the Sagebrush Church on Richards Ave. Michael said the church was not legally required to submit plans to the HOA but volunteered to do so. Michael also met with Vereda Baja neighbors to discuss the expansion. Residents southeast of the church had some concerns about drainage that were apparently addressed by suggestions to the church (e.g. adding an entrance to the church parking from Richard's Ave).

George Henke indicated that a count of the voting ballots from the Annual meeting had been counted and concurred with the stated election of Directors. The Directors then appointed Michael as President for another year term. The BOD elected the following officers of the HOA to serve through the next year (until the annual meeting): Treasurer – Kate Daniels, Secretary – Anita Keim, and V. President – George Henke. The Treasurer filed the update Directors and Officers with the Secretary of State as required by law. This information is available on the HOA website. George gave Kate a box containing the ballots to file.

Kate Daniel gave the Treasurer's report. The full report is available on the updated HOA website. She also presented the HOA yearly budget (as required by the 2019 HOA law). The website for the HOA is: <https://pdrroa.org> and is very attractive.

There was discussion regarding the disposition of the lawn mower. It needs repairs before it can be sold. It is not likely that Saul would want to buy it. Repairs are estimated to be around \$400. When the mower is to be repaired, Roger will provide his truck to haul it from storage to the repair shop and back. There was also mention of an HOA chainsaw, but nothing was decided.

Saul has been contracted to provide landscape services three days a month during the summer months. Saul has acquired a better mowing machine that enables him to cover more area. Roger requested that Saul consider trimming branches from trees along the sidewalk on Paseo de los Pueblos which impact dog walkers.

The abandoned RV left on Paseo de los Pueblos has been removed. Apparently, workers from the City hauled it away. The owner of the RV has not yet been determined.

At Michael's request, Roger attended a meeting on July 2, 2019, called by the City regarding the extension of Richards Ave. connecting to Cerrillos Rd. The meeting was entitled, ARROYO CHAMISO PROJECT INFORMATIONAL MEETING. About 30 to 40 people attended. There will be two more meetings on this matter before it will be presented to the City Council for action.

Michael reported to the BOD that the HOA attorney, Gary Friedman, is finishing his review and recommendations of the Bylaws. The Bylaws Committee will meet next week to review recommendations from the Attorney regarding the Bylaws and Fine schedule

Clarice noted that the owner of 3200 Calle de Molina purchased and flipped a house that appeared to border on a HOA common area. She reported that the property Plat indicates that the corner common area belongs to the property owner at 3200 Calle de Molina. It was not determined whether there is a relevant issue or not regarding other corner lots.

There was some discussion regarding the large concrete abutment on the East side of the subdivision. It has not yet been determined who actually owns the property where the concrete wall exists. The BOD has asked Gary Friedman to look into this matter and report his findings to the BOD. Once the legal owner has been established, the BOD intends to push for it being sand blasted, painted and sealed. The cost for sand blasting has been estimated to cost \$7,000 (for both walls to be addressed).

It was noted that the quarterly meeting of the HOA has been set for Thursday, August 8, at 6:30PM at the Sage Brush Church.

Clarice was thanked for the use of her lovely home. The meeting was adjourned at approximately 6:30PM  
Minutes respectfully submitted by Roger Brumley.