

Pueblos de Rodeo Road HOA
Minutes of Meeting
Annual Meeting 03/27/2021 at 10:00 a.m.

Call to Order/Proof of Notice/Welcome (date: 03/27/2021; time: 10:04am):

- Roll Call for Directors and Officers
 - Present were Lidia Garza Morales and Amos Romero
- Proof of Notice – January 30, 2021 an email was sent out announcing the date of the meeting and stating the Zoom link would be sent within a few days of the meeting. On February 25, 2021 the Annual Meeting packets were mailed out by Allegra Printing Company.

Reading/Approval of Minutes:

- Changes: None
- motion: Lidia Morales second: Amos Romero approved: accepted as written

Officer Reports:

- President – Clarice Coffey
 - Clarice reminded the membership that the dues for our HOA are very low and that the Board has been working very hard to keep it that way.
 - Clarice asked any members aware of street lights that have burned out to let the Board know and the City would be contacted.
 - Clarice updated the membership on the progress of the eastern retaining wall – most of the current paint has been removed and the project will resume shortly in warmer weather.
- Secretary Report – Independent Contractor Terra Portillo
 - Final counts on ballots: Clarice has 82 votes, Lidia had 89 votes, Amos had 99, Roger had 35 votes. Write-In's were: Michael Kaplan – 2 votes, Tom Mason – 3 votes, Myrriah Tomar – 2 votes.

Report of Standing Committees:

- Beautification Committee: Lidia discussed the growing Beautification Committee and their focus on the Newsletter and encouraging members to keep their yards clean and attractive. Lidia explained we helped fund the Park Plazas wall project because although the wall belongs to Park Plazas, they didn't want to pay for the entire project. An agreement was reached and Park Plazas paid \$1800.00 and Pueblos paid \$800.00.
 - Next Newsletter will be published on May 1, 2021. Membership was asked for ideas on articles. Beautification Committee is discussing article ideas such as gardening, landscaping, and perhaps advertising.
 - Bob Lineback reported on the upcoming Great American Cleanup, happening on Saturday April 17, 2021 from 9:00 a.m. until 12:00 p.m. It is sponsored by Keep Santa Fe Beautiful and the PDRROA Beautification Committee. Keep Santa Fe Beautiful will provide trash bags, gloves, and free t-shirts. Efforts will be focused on cleaning up the trash in the 33 acres of Greenbelt. All participants will be required to sign a liability waiver at the time of the event.
- **Governing Documents**
 - Lidia announced that Dorothy Winkler is no longer on the Governing Documents committee, but had contributed a great deal to the progress made in the proposed amendments, including a table of contents.
 - Lidia suggested sending out the proposed amendments to the members for review, before voting, for feedback and work with a committee and the Board to finalize proposed amendments.
- **Projects Updates:**
 - Gravel Project on Paseo: Amos reminded the membership that the HOA have always maintained the weeds and cleanliness of the common areas. In the past it was done by members or hired young adults, but now that is no longer an option. The HOA has spent

around \$4,000.00 a year on this maintenance. The gravel project was initiated in an effort to reduce the amount the weeds and maintenance needed, and to save the Association some money. The City of Santa Fe halted and red tagged the project due to broken sidewalks and needed updating in the culvert. The Board is currently obtaining bids from companies to come out and finish the project, within the requirements of the City.

- Park Plazas Wall: Lidia and Amos provided an update on the retaining wall, stating the company hired for the service, Jay's Hood Cleaning and Power Washing, advised they need several days of at least 45 degree weather to complete the project. They're hoping to have the project finished within a few weeks. Amos also advised that the City would come out and extend the culvert, remove a tree, and perform soil erosion on the east side of Paseo de los Pueblos, at the expense of the City.

- **Election of Board of Directors**

- Amos, Clarice, and Lidia received the three highest vote amounts.

- **New Business**

- Clarice asked Myrriah Chavez Tomar to speak about the Newsletter. Myrriah recognized Lidia Morales and Bob Lineback for their contributions to the Newsletter and stated she began the Newsletter because she wanted members to feel included, be informed, and have a sense of community. Lidia and Clarice spoke to the idea of advertisements. Clarice made contact with an interested company, and Lidia stated the Bylaws would allow it.

- **Financial Report**

- Terra advised the current account balance was \$22,016.38. That balance will increase with a pending deposit of \$1,159.25. Balance after deposit will be \$23,175.63. Total members paid for 2021 is 193.

- **Homeowner Q&A**

- Why are the Board of Directors not informing homeowners of their right to approve of all contracts and use of fund of the HOA?
 - Lidia provided that the section referred to in the Bylaws does not correlate with the provision that a Board of Directors elected by the members to make the decisions and speak for them.
- Consideration for speed bumps or humps along Paseo de los Pueblos to help lower the speeding on that street.
 - Lidia offered to reach out to Teddy Padilla with the City of Santa Fe, and Amos said he can approach Teddy with it as well. Once information is obtained from the City, the Board can vote on the matter.
- Is there a maximum dollar amount that the HOA Board can spend without voting member approval?
 - Lidia advised there is not. The Bylaws provide categories as opposed to dollar amounts.
- Is there regulations on the who the Board can hire (e.g. relatives, workers that are not bonded, etc.)?
 - Lidia says there is nothing in the Bylaws regarding who the Board can hire, but there is a provision regarding conflict of interest.
- Who is paying for the paint removal on the Park Plazas wall, that was originally painted by one of our Board members?
 - Lidia answered we are paying for the paint removal since the appearance of the wall affects everyone in the community.
- The Board was the one who originally sent out our personal emails without using a blind carbon copy. Who was responsible for this in the first place?
 - Lidia answered that would get into personnel matters and the real question should be "how has anyone used that if they have gotten ahold of it". The first incident

- regarding the non-use of blind carbon copies was unfortunate but it was an honest error, and unfortunately there were members who used that to their advantage.
- How can we be assured that the Board is using our HOA funds wisely?
 - Lidia answered that means essentially voting for people [Board members] that are qualified to represent you.
 - Would it be possible to paint/highlight the uneven seams in the sidewalks of our neighborhood? Someone has marked several on Avenida de San Marcos for the many walkers. It is an easy way to remind walkers to be cautious, and should not be very expensive to complete.
 - Amos agreed with that and said that is definitely something the Board can look into. Lidia and Amos will meet with Iris Self to discuss the idea and solutions.
 - These projects (for the gravel, culvert, sidewalks, Park Plaza wall) have created contentious dialogue about the powers of the Officers and the Board as it pertains to operating and “capital” expenses. This is a missed opportunity to further to define these terms through thoughtful dialogue for the benefit of all. If the officers and the Board fund projects without homeowner’s consent by classifying them as “operating” expenses, the homeowners have no control of how their dues are being spent. The amendments to the governing documents must include specific language regarding the expenses going forward.
 - Lidia stated the last sentence in that question is very important. That is exactly what has been happening with the proposed amendments to the governing documents. Definitions and clarifications have been provided to help make things clearer in terms of things like “capital improvements”, “capital expenditures”, and “revenue expenditures”. The current Bylaws do not clarify, and with the current Bylaws, the Board is not currently in violation of any of those.
 - There is no turning back on the gravel project because the City is involved. The HOA must move forward or the City will take legal actions.
 - a. Is M&M completing the gravel work? How much will the total cost be?
 - b. Is Brian Gianardi doing the culvert work? How much is his estimate?
 - c. Does the HOA have enough money?
 - Amos answered that M&M was our contractor but he decided to step out of the contract due to the City’s involvement. He was paid for the work he completed. Bids are still being sought for the completion of the project. Total paid at this point is \$4,300.00. Brian Gianardi gave a bid but his bid was very high.
 - Park Plaza wall – This is not Pueblos de Rodeo Road property. We should not be spending homeowners dues for its beautification. Clarice painted this at her expense over the years. The HOA is not responsible for maintaining it.
 - Lidia answered it is Park Plaza property but they did not care about it since they don’t see it. Our paying for part of the project was in negotiations to get the job done. Amos stated we also got involved to prevent the dirt coming into the street from erosion.
 - Robin Parker contributed that the division with the gravel project is resulting from the amount of money spent. She stated that \$10,000.00 (projected final cost of the project) is a significant amount of the money and for it to not be openly discussed caused a lot of tension.
 - Marsha Emmerton asked about the erosion issues happening over by the church, and was asking if anything had come from that.

- Amos answered that Roger Brumley was handling that issue and was unsure of the outcome. Lidia suggested adding it to the Agenda for the new Board to address.
- Cricket suggested remembering that some of the mini HOA's pay higher dues than others and to consider that when talking about raising dues.
- Iris Self suggested having outdoor meetings/get-togethers to get to know each other in the community to establish a better sense of community.

Adjournment (date: 03/27/2021; time: 11:51am)

Move to Adjourn: Lidia Morales second: Amos Romero

Respectfully submitted, Terra Portillo, Contract Secretary