

Ranchos de Placitas Homeowners Association

Units I, II, and III

Annual Meeting - Virtual

May 2021

The Annual meeting of the Ranchos de Placitas Homeowners Association was delayed until April by unanimous consent due to COVID restrictions. Receiving no objections and no new business from the community, the Board of Directors decided to hold a virtual/written annual meeting to meet the intent of the By-Laws. These “minutes” which follow, were compiled, edited, and agreed upon to publish to the neighborhood.

It should be noted that the HOA now has an operative website:

[www.ranchosdeplacitas123.com](http://www.ranchosdeplacitas123.com)

All HOA-related documents are available there.

**Treasurer’s Report:**

see “2020 Budget and Financial Statement – Final” (attached)

Income to the Association was projected to be \$3,152 through 100% dues payments, slight interest earned, and the shared electric bill with Ranchos de Placitas Property Owners to our north. This lights the neighborhood sign. We also received \$450 in non-refundable construction fees and \$2000 in refundable construction fees that were not budgeted. The Association received 86% of 2020 dues. The Association received some delinquent dues as result of home sales.

Expenses were projected at \$4,145. No professional services were required. Charges at NM Public Regulatory Commission were more due to efforts to re-establish tax-free status. Electric rates and PO Box rental increased. Postage expense was reduced because we had remaining supplies and stamps.

Requests for more information may be emailed to the board at [ranchosdeplacitas123hoa@gmail.com](mailto:ranchosdeplacitas123hoa@gmail.com)

It was decided in 2019 to not hold a balance over \$25,000. When we solicited ideas for how to use the excess funds, the overwhelming majority of responses were to donate surplus funds to Casa Rosa food bank. We will do this.

### **Architectural Report:**

During this past calendar year, the Architectural Committee conducted the following activities:

Oversaw and approved the remodeling of 45 Sandia Lane.

Provided information concerning the application of covenants as they related to the sale of 29 Pinon Lane as well as a proposed building addition to 63 Sandia Lane.

Approved plans for one story addition at 27 Chaparral Lane.

Approved a ground mounted solar installation for 25 Juniper Road.

Reviewed an application for variance and for the approval of preliminary site and architectural plans for Lot 21 Pinon Lane.

Reviewed covenants with a homeowner concerning development of vacant property in the vicinity of 3 Jemez Lane.

Answered questions posed by homeowner at 13 Sandia Lane concerning the subdivision of property.

Approved home addition for garage and workshop at 17 Cholla Lane.

### **Other Business**

Per statute, covenants come with the property, as do dues and fees assessed. This is regardless of a property owner's lack of activity in the association. Please review the covenants to ensure you and your property comply with neighborhood standards.

It should be restated that Sandoval County is a night-sky-friendly area. Bright lights and spotlights are prohibited. All bright lighting must, by law, be extinguished by 11pm.

Nuisance laws, such as nighttime illumination, barking dogs, rubbish, etc., are enforced by the county. The HOA has no punitive measures available.

## **Elections**

2020 has been a strange year. Per the By-Laws Ken - President, Adrienne - Treasurer, and Jeff - Secretary have completed their two-year terms. Ward Keller – Vice President, has one year remaining. If anyone would like to serve on the board, please send an email to [ranchosdeplacitas123hoa@gmail.com](mailto:ranchosdeplacitas123hoa@gmail.com) and we can accommodate. If there are no nominees, the existing board members offer to remain in place until next year's election. If there are objections, please email us with some suggestions of how to proceed.

We are not politicians or administrators. We are just trying to maintain our lovely community. We would appreciate your help.