

Ranchos de Placitas Homeowners Association
Units I, II, and III

Annual Meeting
Minutes
February 12, 2022

Present: Macdonald, Keller and Ollendorf. Braden was absent.

A total of 12 members were in attendance including officers

President, Ken Macdonald called the meeting to order at 10:09 a.m. He welcomed everyone and proceeded under an agenda he prepared for the meeting. He then introduced the other board members in attendance, Ward Keller and Jeff Ollendorf. Adrienne Braden was absent due to a health issue.

Ken reviewed the minutes of last years virtual meeting held in May of 2021. He also introduced the yearly budget and financial statement. The minutes were approved by acclamation. Ken mentioned that he had received over the year a total of \$180.00 in back dues. The funds balance as of December 31,2021 was \$26,426.82. However, this included \$2,000 in refundable deposits, leaving an actual available balance of \$24,426.82. The budget and financial report were approved by acclimation.

Jeff Ollendorf was then asked to present a status report on the operation of the Sanitation District. Jeff indicated that during the year 2021 the District's Board was expanded from three to five members including himself and Mike Settlage. The Board met 12 times during the year and primarily focused on the replacement of Well Number 2. An engineering consultant was chosen last spring, costing the District approximately 50k for a study and plans. This money was paid from the District's reserve account. The study estimated that the cost of the new well would be in the range of 600k. The District has secured a grant for 150k as well as a low interest loan for 400k. An additional 50k must be appropriated for construction oversight. The project will go out for bid later this year. The Board also worked on a new rate schedule. The yearly debt payment to retire the loan (over 20 years) is 25k. Additional funds are also needed to pay for future operating expenses as well as to fortify our reserves for future capital

improvements. Jeff noted that water consumption had increased during the pandemic. In 2020 a total of 11,488,400 gallons of water was sold. While in 2021 this figure declined to 10,382,800.

Water quality continues to be excellent, exceeding all Federal standards.

Sam Wasson, the president of the Board, presented additional details to the attendees.

Ken presented the report of the Architectural Committee.

During the course of the year the Committee responded to queries concerning new roofing and the subdivision of property per the covenants. Two solar installations were approved as well as plans for a new horse shelter. The Committee also worked with a group of contiguous neighbors on building setback issues.

Ken mentioned that ten homes within the association changed ownership during the year. Association documents were distributed to the new owners. He also made remarks concerning a problem with heavy trucks on Cabezon. It seems that an address on the street was the same as a gravel yard in the adjoining town. Operators using Google maps kept traveling to the wrong location in Placitas. Working with Google, Ken was able to remedy the situation.

He then went on to discuss the presence of wild horses within the greater neighborhood, including properties within the adjoining association. The horses have been causing a nuisance for several residents. A fence, which had run along the eastern boundary of the neighborhood had come down over the years, including with the construction of the new library addition. One possible solution to the problem would be to reinstall the fence. Ken then called upon Susan Harrelson from Units 4-7 to elaborate. Susan explained that the fence line was about a half mile long. There may also be a way to implant an electrical wire in the pavement across Juniper Road that would lightly shock the horses coming in off of Route 165. It would cost approximately 15k to install the needed fence. The cost would be split between the two Associations. Ken indicated that the Associations would continue to work on the problem before any funding would be allocated for this project.

At this point members in attendance discussed how they can get more people involved in the business of the Association. A party was tried in the past and may be investigated again. The organization's e-mail list was also out of date.

Ken told the group that the current Board members were willing to serve an additional term or one and two years. The members present agreed and approved by acclamation. He then noted that the Board, per the by-laws, may appoint others to the Board and then asked for volunteers. Mr. Sridhar Balasubramanian volunteered to accept an appointment to the Board.

The annual meeting adjourned at 11:30.

The Board then held an impromptu meeting and, by unanimous consent appointed Mr. Balasubramanian as the fifth member.

Respectfully submitted

Jeffrey Ollendorf