

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

Annual Meeting  
Minutes  
February 18, 2023

Present: Macdonald, Subramanian and Ollendorf.

A total of 17 members were in attendance including officers

President, Ken Macdonald called the meeting to order at 10:07 a.m. He welcomed everyone and proceeded under an agenda he prepared for the meeting. He then introduced the other board members in attendance, Sridhar Subramanian and Jeff Ollendorf. Adrienne Braden and Ward Keller have resigned from the board.

Jeff Ollendorf read the minutes from the 2022 Annual Meeting. They were approved by acclamation. Ken introduced the Treasurer's report and financial statement. He noted that if all the dues were successfully collected the revenue to the Association would be \$3,020. The funds balance as of January 1, 2022 was \$26,426.82. However, this included \$2,000 in refundable deposits. Projected funds for the year totaled \$29,558.83. Actual balance as of January 1, 2023 was \$25,871.27. The Association had received official notice that the home proposed for 21 Pinon will not be constructed so the \$2,000 deposit/bond has been refunded. All of this information as well as the adopted budget for 2023 will be posted on the Association's website. Consistent with the Association's policy concerning surplus funds, a donation of monies in excess of \$25,000 will be donated to the Casa Rosa Foodbank as was done last year. The Treasurer's report and financial statement were approved by acclamation.

Ken reported on the activities of the Architectural Committee. The only new construction approved was for a garage. The Committee also provided information on building requirements for a greenhouse. Preliminary building plans were received for a new home to be constructed on lot G2 on Cimarron Lane.

Ken noted that he had distributed disclosure documents in conjunction with nine property sales in the neighborhood. He also reviewed the status of the Association's covenants and told the attendees that New Mexico law ensured that all outstanding dues owed would be collected at the time a property is sold.

Ken reviewed the status of a plan to construct or reestablish fencing in the neighborhood along with our sister association to the north in order to control the intrusion of wild horses. At this time the plan has stalled. There was discussion concerning actions taken by the County in the past to control the wild horse population in Placitas.

Jeff Ollendorf was then asked to present a status report on the operation of the Sanitation District. Jeff stated that the Board held 12 regular meetings as well as several special meetings including a public hearing on the new water rates which went into effect in July. A contract to drill the replacement well for Well Number 2 was awarded to Stewart Brothers of Milan New Mexico. Unfortunately there were only two bidders on the project and the cost of the well far exceeded initial estimates prepared prior to start of the inflation spiral we are currently experiencing. At this time there are insufficient funds to pay for the renovations to the well house, so the new well will be capped and not connected to the system. The Board will continue to explore additional funding sources to complete the project. Currently the Board is in discussion with both AT&T and T-Mobile about replacing their antennas located at the water tank. The first proposal to attach these new antennas to the tank in a location that would supersede the height of the tank was rejected. Instead the Board has had preliminary discussion about the installation of a camouflaged monopole tower. Most likely the tower would be designed to resemble a pine tree otherwise known as a monopine. Jeff then went on to report that the water system is functioning suitably and that the amount of water being produced and consumed is back down to a pre-pandemic level. The water quality remains excellent. Jeff then asked Board member Philip Rust to add additional comments. Mr. Rust noted that the construction of the new well was to commence this month and that the time for completion was approximately six weeks.

Ken presented the new budget for the calendar year 2023, noting that the projected balance at the end of the year is \$24,903.27. He reviewed each line item of the budget. The proposed budget was approved by acclamation.

Ken reviewed a number of nuisance issues affecting the neighborhood including barking dogs and uncontrolled lighting. He referenced the contact information for the County Animal Control Department as well as the County Ordinance on lighting. Outside light fixtures are required to be shielded with an angle of no more than forty five degrees.

Homeowners attending the meeting brought up the issue of fire control and dog feces. There is a concern that there are too many dead trees in the neighborhood, contributing to a fire hazard. While Ken noted that a local resident has offered free chipping services in the past, there is no County program to eliminate dead trees. Alex Honsell volunteered to supply the Association with information concerning creating a defensible space around a home to reduce the danger of fire.

Ken then took up the issue of elections to the Board. He told the group that both Jeff and Sridhar had a year remaining on their terms and that his term was expiring. Since Adrienne and Ward have left the Board, two new members are being sought to fill those vacancies. Alex Taylor of 7 Chaparral Road and Melinda Hodge of 9 Chaparral Road have been nominated. The new slate of Board members were approved by acclamation.

The meeting adjourned at 11.10 pm.

Respectfully submitted

Jeffrey Ollendorf