

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

Annual Meeting
Minutes
February 17, 2024

Present: Macdonald, Hodge, Taylor and Ollendorf.

A total of 21 members were in attendance including officers

President, Ken Macdonald called the meeting to order at 10:14 a.m. He welcomed everyone, introduced the Board members, and proceeded under an agenda he prepared for the meeting.

Jeff Ollendorf read the minutes from the 2023 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, 2023 was \$25,871.27. Projected funds for the year totaled \$31,014.27. Actual balance as of December 31, 2023 was \$26,532.51. The Association collected 87% of the dues owed. Consistent with the Association's policy concerning surplus funds, a donation of \$871.27 was donated to the Casa Rosa Foodbank. The Treasurer's report and financial statement were approved by acclamation.

Jeff Ollendorf reported on the activities of the Architectural Committee. Plans were approved for a new home at 5 Cimarron Lane. The final inspection, prior to occupancy and release of the \$2,000 deposit, was performed in October. Home improvements were approved for the Smith family at 29 Pinon Lane. The committee also responded to complaints made concerning outdoor lighting.

Ken noted that he had distributed disclosure documents in conjunction with four 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.

Sam Wasson was then asked to present a status report on the operation of the Sanitation District. Sam discussed progress made during the year concerning the replacement of Well #2. The drilling of the new well was completed in August. The cost of the well drilling far exceeded the consulting engineer's original estimate. This required the District to go back to the State for additional funding. Unfortunately the presence of arsenic in the new well, at 11 parts per billion, will require the installation of a filtration system. The District is currently in the process of bidding the work for renovations to the Well #2 wellhouse. Thus far the District has received \$325,000 in grants from the State to help with cost overruns.

Last July the pumps for both Well #1 and Well #3 failed. Following the installation of a temporary pump the District had each well inspected using video equipment. As a result of this study, the casing for Well #1 was relined and solids formed at the bottom of Well #3 were removed. This work took about six months to complete and both wells went back online in December.

At the end of the year the District made application under the State's Capital Outlay program for a grant to pay for the needed arsenic treatment system. These monies were approved by the legislature but is awaiting signature by the Governor. The District's attorney's law office helped secure support for the request. When the Well #2 project is finished, the District will have spent half of its reserves. With an aging system, it is possible that the District will have to raise more money from ratepayers.

Melinda Hodge provided a report on Placitas Neighborhood Leaders Meetings. Our HOA participated with about eleven other organizations in Placitas. The meetings are held quarterly and issues of mutual interest are discussed. These issues have included wild horses, vehicle speeding and the creation of a bike trail.

Ken presented the new budget for the calendar year 2024, noting that the projected balance at the end of the year is \$21,490.00. He reviewed each line item of the budget. The proposed budget contained expenditures for both entry stucco repairs and a donation to Casa Rosa. Following discussion the attendees expressed their support to keep both line items in the budget and it was approved by acclamation.

Ken asked for comments or questions from the audience. Al Jones brought up the issue of a clothesline strung at lot 24A in an effort to keep wild horses off their

property. This is unsightly and may actually be located outside of the legal property line. Can the Architectural Committee address this issue? A general discussion concerning wild horses followed.

Ken told the attendees that he would be resigning his position on the Board following this meeting. He then took up the issue of elections to the Board noting that while their terms were up, both Mr. Ollendorf and Mr. Balasubramanian have agreed to stay on. Their new terms were approved by acclamation. Finally, Ken noted that both Melinda Hodge and Alexandra Taylor had one year remaining in their terms.

The meeting adjourned at 11.20 a.m.

Respectfully submitted

Jeffrey Ollendorf