

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

Annual Meeting
Minutes
February 22, 2025

Present: Taylor, Walkup, Hodge, Balasubramanian and Ollendorf.

A total of 28 members were in attendance including officers

President, Taylor called the meeting to order at 10:03 a.m. She welcomed everyone, introduced the Board members, and proceeded under an agenda she prepared for the meeting. Residents attending the meeting introduced themselves.

Jeff Ollendorf read the minutes from the 2024 Annual Meeting. They were approved by acclamation. Rick Walkup introduced the Treasurer's report and financial statement. He noted that eighty percent of the dues were collected which included 117 properties. The funds balance as of January 1, 2024 was \$26,532.51. Projected income for the year totaled \$29,689.01. Actual balance as of December 31, 2024 was \$28,493.60. Consistent with the Association's policy concerning surplus funds, a donation of \$1,532.51 was made to the Casa Rosa Foodbank. Ken Macdonald noted that the New Construction deposit held by the association should not be tabulated as income since this money was refundable following the completion of a new home. The Treasurer's report and financial statement were approved by acclamation.

Jeff Ollendorf reported on the activities of the Architectural Committee. Plans for two new homes were currently under review on Chamisa Road and Sandia Lane. A question was raised about casitas and how they have been handled by the Committee and the Association. Mr. Ollendorf and Mr. Macdonald noted that while the covenants restricted structures on a property to a single family home, there have historically been a number of casitas present in the community. They also commented on the County and State regulations. Most recently the Committee permitted a secondary unit as it was connected to the main house and was to be occupied by a family member. It was suggested that existing casitas be

recognized as legal by way of a grandfather clause and that a new regulation could be developed to permit new casitas in the future. The Board said that they would consider conducting a poll on this matter.

Mr. Ollendorf presented a report on the operation of the Sanitation District. The improvements to the Well #2 wellhouse have been completed and now the District is developing engineering plans for a system to filter out arsenic in excess of the State's maximum. The District has secured \$650,000.00 for plans and construction of an addition to the wellhouse to house such a system. The Board is in the process of reviewing its future budget requirements and the current rate schedule. Mr. Ollendorf also noted that there will be a couple of vacancies on the Board and asked for people to consider running for one of the positions.

Melinda Hodge provided a report on Placitas Neighborhood Leaders Meetings. Our association last attended a meeting about six months ago. Information from these meetings have been shared in the newsletter. There has been an uptick in crime, namely break-ins. There were about 20 in the town as a whole last year. Ms. Taylor asked for volunteers to attend future meetings.

Ms. Taylor discussed proposed improvements to the stucco gateway at the intersection of Route 165 and Juniper Road. The Board has secured two bids for renovation work. They range from a low of \$5,000.00 to upwards of seventeen to twenty thousand dollars depending on the scope of the project. If the adjoining HOA refuses to participate in this work, the association will proceed with the five thousand dollar measure. This project will not include work on the existing wooden beams. Ms. Taylor also commented on a letter she received concerning land erosion from one of the home sites in the community. Unfortunately, this issue is not a high priority for the County. She encouraged homeowners to be responsible for activity on their land.

Ms. Taylor asked for comments or questions from the audience. The condition of Corral Viejo was raised by Egda Delaney. While the homeowners living on this street had contributed funds to improve the road, it has fallen into disrepair again. It was noted that the road was private, and that the County would be unwilling to reconstruct it. Lighting issues within the community were brought up. These complaints could be brought to the County under the dark skies

ordinance. Finally, the Board heard a complaint regarding an area around the community mailbox on Yucca Lane which needed regrading.

The meeting adjourned at 11.11 a.m.

Respectfully submitted

Jeffrey Ollendorf