

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

Annual Meeting
Minutes
February 28, 2026

Present: Taylor, Walkup, Balasubramanian and Ollendorf.

A total of 24 members were in attendance including officers

President, Taylor called the meeting to order at 10:00 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. Ms. Taylor told the attendees that the Board will receive comments and questions later in the meeting.

Jeff Ollendorf read the minutes from the 2025 Annual Meeting. They were approved by acclamation.

Ms. Taylor reported that the stucco repairs to the entryway were completed and that the final cost of the project was \$8,500.00. This amount was split between our association and Ranchos de Placitas HOA Sections 4,5,6 and 7. That association had a complete turnover of their governing board and the question of contributing to the repair costs had to be approved by a majority of their members. Ms. Taylor also noted that the Placitas Neighborhood Leaders Meetings were no longer being conducted.

Rick Walkup introduced the Treasurer's report and financial statement. He noted that just over seventy one percent of the dues were collected which included 104 properties. The funds balance as of January 2, 2025 was \$28,493.60. The Association collected \$3,075.00 in dues for the calendar year. Actual balance as of January 2, 2026 was \$25,957.00. The projected balance for the end of 2026 is \$23,245.49. Consistent with the Association's policy concerning surplus funds, a donation of \$1,532.51 was made to the Casa Rosa Foodbank. There was discussion concerning lowering the threshold for the end of year funds balance

from 25 thousand dollars to 20 thousand dollars so that the Association can make a future contribution to the food bank. This change was approved by acclamation. A donation to the library of \$200.00 was also approved. The Treasurer's report and financial statement were approved by acclamation.

Jeff Ollendorf reported on the activities of the Architectural Committee. There were no new applications received in 2025. However, the two new homes approved in 2024 were under construction with one expected to be completed this spring. There was discussion about the Board developing a welcome packet for new homeowners in the neighborhood.

Mr. Ollendorf presented a report on the operation of the Sanitation District. He noted that the engineering plans for the arsenic filtration system for the newly drilled well, including a new building to house the system, are complete and are being reviewed by the State before going out to bid. He noted that new water use rates had been approved and took effect on July 1, 2025. This will allow the District to build up its reserve account for future capital projects and expensive repairs. A new member was elected to the Board in November. There was a question posed about the status of the two current operating wells, Well # 1 and 3. Mr. Ollendorf informed the group that both wells were operating normally since new pumps were installed and additional repairs and rehabilitation undertaken.

Ms. Taylor announced that two residents had volunteered to be seated on the Board. She put the names of Patricia Kurz and Maureen Bertolo into nomination. Both women were elected by acclamation.

Ms. Taylor asked for comments or questions from the audience. There was a discussion concerning an update of the HOA bylaws and covenants. Several attendees felt it was time to have them modernized. There were questions concerning what to do about violations of the County's dark sky ordinance. Number 4 Juniper Road was brought up as an example. Residents were encouraged to establish a dialogue with their neighbors concerning such infractions. With regards to the issue of soil erosion onto the roadways, it was noted that as a result of complaints, the County was working on this issue. An emergency gate used to control access between the end of Chaparral and the

adjoining subdivision had been locked by an unknown party. The lock is to be removed. Ms. Taylor expressed her hope that the HOA for Sections 4,5,6 and 7 would take the lead on inspecting and possibly replacing the entryway wood beams.

The meeting adjourned at 11.04 a.m.

Following the closure of the annual meeting, the Board met to establish a subcommittee to study the bylaws and propose changes thereof.

Respectfully submitted

Jeffrey Ollendorf