



# High Desert Election - 2022

The Nominating Committee is initiating this election bulletin, which is being distributed to all homeowners on the HOAMCO email list. This bulletin will provide information to homeowners about the Board candidates and issues being voted on at the annual meeting. Please remember that the High Desert governing documents specify that the voting is to be done by Village Voting Members (or Alternate Voting Members if Voting Members are not available), so contact your Village Voting Member if you would like to provide input to them. Voting Member contact information is available on [the High Desert website](#).

## **Upcoming Election Meetings:**

*Meet and Greet Candidates* - April 23rd from 6 to 8 pm, Zoom meeting. In this meeting you will hear each candidate speak for 5 minutes, then the audience can ask the candidates questions. HOAMCO will be sending out a Zoom invitation on April 16 to the HOAMCO email distribution list.

*Annual Meeting and Voting Member Quarterly Information Meeting* - April 28 from 6:30 to 8:30 pm, Zoom meeting. During the election portion of this meeting, each candidate will have 5 minutes to speak and answer questions. HOAMCO will be sending out a Zoom invitation on April 21 to the HOAMCO email distribution list.

## **Board Candidates Introduction:**

The Nominating Committee asked each candidate for the High Desert Board to submit 10 sentences about their candidacy. The candidates provided the following information.

### *Ray Berg from Overlook*

I have lived in High Desert for over 20 years and became a VM shortly after moving here and was then elected to the Board for 3 terms, during which I was Board President for 5 years. In 2015 during an adventure trip, I had an unfortunate fall that left me in a wheelchair. However, I have been able to continue several activities, including adaptive skiing, SCUBA diving, and trike riding to help keep myself fit and active.

As President during this period, I led the development of the Committee system that exists today. This system, much of which is defined in our Governing Documents, includes all of the processes for the operation of our Association. This past year as Treasurer I have led an effort to improve, simplify, and make more transparent and understandable the financial affairs and reporting of the Association's financial affairs.

### *Paul Nathaniel Bonaparte from Highlands*

My name is Paul Nathaniel Bonaparte and I'm seeking a position on the High Desert HOA Board of Directors. My Wife, Judy, and I have lived the Highlands Village of High Desert since 1999. I retired in 2013 after 47 years in the engineering profession having served in various positions of technical expertise, leadership, and management including contract oversight. I believe my skills can be used as a Board member to guide future planning and developments in High Desert. I would like to see transparency of relationships between the Board and committees. My experiences with organizational charts should help facilitate this. I also believe that a continual review of the High Desert Landscape Master Plan should

reflect updates concurrent with changes in land development consistent with climate issues and associated fire risks. I would like to assist in High Desert open space planning and development between the Albuquerque City Government and the Board.

*Deborah Buchhorn from West Highlands*

1. I have a lot of experience serving on Boards. I served for 6 years on the State Board of Nursing Home Administrators rising to vice chairman in the last 2 years. I sat on the State Board of Respiratory Care for 6 years rising to vice-chair before I timed out. I was invited to sit on the State Board of Massage Therapy but I declined.
2. I am diametrically opposed to the development of The Elena Gallegos. It was purchased with a quarter-cent sales tax on the citizens specifically for "OPEN SPACE". Now the city wants to develop a revenue stream for itself at the expense of wildlife and our neighborhoods bringing 260,000 visitors a year to the area as their goal. This was not the intention of purchasing "OPEN SPACE".
3. I am opposed to pledging cooperation to any city, county, or agency without consultation with the members and homeowners. The city's agenda must be clearly understood before cooperation is granted.
4. My property taxes go up 3% every year without fail. After years of tax hikes, I feel like I am renting the house I built from the County. I would like to see some collective push-back from this community on the arrogance of an automatic 3% tax hike every single year.
5. I am a fair-minded person who has seen all people equally, no matter race, social or economic status. There are however some agendas that have recently risen in society that I am against, but I have judged them with a fair mind.
6. Notwithstanding the "Covenants" we have all agreed to, I will always respect and advocate for the rights of the homeowner.
7. I have a strong background in accounting and will examine for myself on your behalf what I see going on with community funds. I would like to examine the necessity of the hikes in association fees. It would be nice to lower them or at least avoid the future necessity of raising fees.
8. I did not make the decision to be on the Board for any kind of perceived status or personal gratification. I see a lot of service and hard work ahead.
9. I believe a community is best served by people working in a group for the collective purpose uses transparency and efficient communication with the members they serve. The Board also needs to closely follow the Articles of Incorporation filed with the State of New Mexico to avoid legal messes.
10. I hope you will consider my experience, skills, and desire for service to, and protection of, this community in your decision on whether to vote for my membership on this Board. Thank you

*Bob Howell from Trillium*

My name is Bob Howell and I am seeking a position on the High Desert HOA Board of Directors. The HOA board's primary purpose is fiscal stewardship over our HOA dues and assures that our funds are allocated as best benefit all residents. The board should always be transparent as it recognizes and addresses the needs of our community. Safety and security should always be a top priority as well as maintaining our parks, common areas, landscaping, footpaths, and trails. I have served in leadership roles on numerous boards, committees, and councils over the past several years and have been able to work harmoniously with individuals having differing views and ideas. We are all very fortunate to live in the High Desert and we all have a responsibility to contribute to the continued prosperity of our neighborhoods. The board needs to recognize and plan for the growing local population that accesses the common and wilderness areas in and around our neighborhoods as well as the impact we all have on local habitat and wildlife. I would be happy to devote the time and effort required to serve on the board and would take my responsibilities seriously. Thank you.

*Bill Pederson from Desert Song*

My name is Bill Pederson. I am retired. My wife, Judy, and I have lived in the village of Desert Song for almost 3 years. I have BA and MS degrees in physics. I spent 34 years working in the national defense area, first as a USAF officer, then as a civilian for TRW, Rockwell International, and Boeing. I have served on several boards of directors. I have experience in managing people and projects. I believe I have skills and talents that can benefit the High Desert B of D. I have always strived to make a difference in the places I have worked and lived.

### **Item for Vote at Annual Election:**

Voting Members will be asked to vote on the following item at the annual meeting. Homeowners who are not Voting Members may discuss any concerns they have with their village's Voting Members. Voting Member contact information is available on [the High Desert website](#).

*Tax resolution* - HOA's may file form 1120-H or 1120 with the IRS, whichever has the best tax result and lowest risk. Revenue Ruling 70-604 only applies when a HOA is filing form 1120. Revenue Ruling 70-604 states "Excess assessments by a condominium management corporation, over and above the amounts used for the operation of condominium property, that are returned to the stockholder-owners or applied to the following year's assessments are not taxable income to the corporation." Excess assessments would be taxable if the membership does not vote annually to return or carryover the excess assessments. Voting to do so means that the entity producing the lowest tax rate may be used when filing taxes. Otherwise, the excess assessments will be taxable. Voting Members will be asked to take this 70-604 election to ensure the lowest taxes possible for High Desert Residential Owners Association.