

**HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
10500 Montgomery Blvd NE
Building 1, Suite 100
Albuquerque, NM 87111
Zoom Online Conference
September 19, 2023
5:00 p.m.**

CALL TO ORDER

The Board meeting was called to order by President George Marsh at 5:02 p.m. with a quorum present.

ROLL CALL

Board Members Present:

George Marsh, President
Bill Pederson, Vice President
Bob Howell, Secretary
Ray Berg, Director
Camille Singaraju, Director
Harrison Jones, Director

Board Members Absent:

Steve Hartig, Treasurer (Excused)

Others Present:

Andrew and Fran Boros, Homeowners
John Caffery, Highlands VM
Mark Soo Hoo, Canyons VM
Dan Kropp, Gated Village Chair
Russ Rhoades, Natural Resources Committee
Roberto Montoya, NCC Chair
Nigel Burgess, HOAMCO Executive Vice President - NM
Erin Brizuela, HOAMCO Assistant Community Manager
Brandy Hetherington, HOAMCO Community Manager
Marlena Unis, Recording Secretary

APPROVAL OF AGENDA

A motion was made by George Marsh and seconded by Bob Howell to approve the agenda for the September 19, 2023 Board of Directors meeting. The motion was carried unanimously.

APPROVAL OF MINUTES

A motion was made by Bob Howell and seconded by George Marsh to approve the minutes of the August 15, 2023 Board Meeting. The motion was carried unanimously.

FINANCIAL REPORT

Bill Pederson discussed the financial report and he provided the Board with a summary overview of the finances.

A motion was made by George Marsh and seconded by Bob Howell to approve the August 2023 Treasurer's report. The motion was carried unanimously.

The financial report was included in the Board packet.

COMMUNICATIONS & WEBSITE COMMITTEE

No report was provided.

CONTRACTS COMMITTEE

No report was provided.

GATED VILLAGE COMMITTEE

No report was provided.

DOCUMENTS REVIEW COMMITTEE

Harrison Jones provided the report.

The Board packet included an SOI for William Zarr to serve on the committee. A motion was made by Harrison Jones and seconded by Bob Howell to accept William Zarr to serve on the committee. The Board discussed the motion and it was carried unanimously.

LANDSCAPE COMMITTEE

Camille Singaraju provided a summary of the report. Fran and Andrew Boros attended the meeting to discuss the plans for the Pinon Point park.

NATURAL RESOURCES COMMITTEE

Russ Rhoades provided the report.

NCC/MODIFICATION COMMITTEE

The modifications log was included in the Board packet.

Roberto Montoya attended the meeting and provided the Board with an update on the committee. He discussed the use of Google My Maps for an interactive tracking of ongoing NCC projects and the new policies that the committee has implemented.

VOTING MEMBER GROUP

Mark Soo Hoo provided the report. He reported that the bylaws amendments passed with the following results:

Amendment 1 - 92%

Amendment 2 - 97%

Amendment 3 - 86%

A motion was made by Camille Singaraju and seconded by George Marsh to accept the results of the Bylaws amendment vote. The motion was carried unanimously.

He also reported on the recent VM Election. A motion was made by Camille Singaraju and seconded by Bob Howell to accept the results of the 2023 VM Election. The motion was carried unanimously.

WELCOME COMMITTEE

The committee will be hosting a welcome event on October 18th, 2023.

TRAMWAY CLEAN-UP

No report was provided.

MANAGEMENT REPORT

Brandy Hetherington provided the report. She discussed the project summary log and the various projects that are in progress.

The Board packet included the project summary, the Landscape Log and the Vet Sec report.

UNFINISHED BUSINESS

Pinon Point Entrance: The design for the Pinon Point landscaping project was included in the Board packet.

CPA Proposals: The Board packet included the recommendation provided by Steve Hartig regarding the selection of a new CPA. A motion was made by Bill Pederson and seconded by Bob Howell to accept the proposal provided by Butler and Hanson. The motion carried 5-1.

NEW BUSINESS

Desert Mountain: The Board packet included a proposal to update and fix the Desert Mountain bathrooms. A motion was made by Ray Berg and seconded by George Marsh to approve the proposal. The motion was carried unanimously.

2023 High Desert Studio Tour & Banner Signage: The Board was presented with a request to purchase five announcement signs for the event. The Board unanimously approved of this request with the caveat that the cost is \$500.00 or less.

Reserve Study Bids: The Board packet included proposals for the Reserve Study. A motion was made by Bob Howell and seconded by Bill Pederson to approve the proposal from Advanced Reserve Solutions for the amount of \$16,350.00. The Board discussed the motion and it was carried unanimously.

Legends Landscape Maintenance Expense FY 2023: The Board packet included an agreed upon plan for the landscape maintenance plan for The Legends.

Wilderness Village - Grass removal/Xeriscape: The Board packet included a proposal from Yellowstone for the removal of existing turf in Wilderness Village. The Board

discussed the proposal and a motion was made by Camille Singaraju and seconded by Bob Howell to defer action on the proposal. The motion was carried unanimously.

HOMEOWNER FORUM: The Board opened the meeting at this time to any homeowner present that wished to speak.

NEXT MEETING DATE

The next meeting of the HDROA Board will be held on October 17, 2023 at 5:00 p.m. at the High Desert Office, 10555 Montgomery Blvd. NE, Bldg. 1, Suite 100.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:13 p.m.

The Board reconvened in executive session to discuss legal and individual homeowner matters.

Submitted by: Marlena Unis

Approved by: _____
Bob Howell, Board Secretary Date

High Desert Residential Owners Association

4th Amended and Restated Bylaws Weighted Vote Tabulation

Proposal	Bylaw 1		Bylaw 2		Bylaw 3	
	For	Against	For	Against	For	Against
Weighted Votes	1410.1	107.1	1517.2	0	1255.5	228.7
Vote Percent	87%	7%	93%		77%	14%
	Passes		Passes		Passes	

High Desert has 1623 lots = total weighted votes available

The Bylaw proposal passes if it has 75% or more of the weighted votes, in accordance with the Bylaws, Article 6.6

$1623 * 75\% = 1217.25$ is 75% of the weighted votes.

You will notice that there is a shortage of votes.

Pinon Point has 70 votes, but it is missing one Voting Member so, for this election Pinon Point only has 35 votes.

Mountain Highlands has 68 Votes, but it is missing one Voting Member so, for this election Mountain Highlands only has 34 votes.