

**HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
10500 Montgomery Blvd NE  
Building 1, Suite 100  
Albuquerque, NM 87111  
Zoom Online Conference  
October 17, 2023  
4:00 p.m.**

**CALL TO ORDER**

The Board meeting was called to order by President George Marsh at 4:02 p.m. with a quorum present.

**ROLL CALL**

**Board Members Present:**

George Marsh, President  
Bill Pederson, Vice President  
Steve Hartig, Treasurer (Zoom)  
Bob Howell, Secretary  
Ray Berg, Director  
Camille Singaraju, Director  
Harrison Jones, Director

**Board Members Absent:**

None

**Others Present:**

Andrew and Fran Boros, Homeowners (Zoom)  
Bob Murphy, Homeowner (Zoom)  
Judy Pierson, Fire Prevention Committee (Zoom)  
Sharon Littrell-Marsh., VM Trillium/Welcome Committee (Zoom)  
Mark Soo Hoo, Canyons VM (Zoom)  
Caroline Enos, Trillium VM/Contracts Committee (Zoom)  
Lynn Claffy, Solterra VM/ Contracts Committee (Zoom)  
Dan Kropp, Gated Village Chair (Zoom)  
Russ Rhoades, Natural Resources Committee  
Jon Ledwith, Natural Resources Committee  
Julie Hartig, Natural Resources Committee  
Roberto Montoya, NCC Chair (Zoom)  
Nigel Burgess, HOAMCO Executive Vice President – NM (Zoom)

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 October 17, 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 September 19, 2023, Board Meeting with the caveat that the election results of the bylaws must include the weighted vote and the percentage. The motion was carried unanimously.

### **NATURAL RESOURCES COMMITTEE**

The members of the committee attended the meeting and provided the Board with an overview of what the committee is focused on to identify the present and future needs and priorities of the Association.

### **FINANCIAL REPORT**

Steve Hartig discussed the financial report, and he provided the Board with a summary overview of the finances.

A motion was made by Bob Howell and seconded by Camille Singaraju to approve the September 2023 Treasurer's report. The motion was carried unanimously.

Steve Hartig discussed the open deposits on stucco walls that are currently listed on the balance sheet as assets. To protect the accuracy of the balance sheet, a motion was made by Steve Hartig and seconded by Bill Pederson proposing that the Board write off the wall deposits in the amount of \$360,579.34 because it is the belief of the Board that this is not an asset. The motion was discussed, and it was carried unanimously.

The financial report was included in the Board packet.

### **COMMUNICATIONS & WEBSITE COMMITTEE**

No report was provided.

**CONTRACTS COMMITTEE**

Caroline Enos provided the report.

**DOCUMENTS REVIEW COMMITTEE**

No report was provided.

**GATED VILLAGE COMMITTEE**

No report was provided.

**LANDSCAPE COMMITTEE**

Camille Singaraju provided a summary of the report.

The report was included in the Board packet.

**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.

**TRAMWAY CLEAN-UP**

The report was included in the Board packet.

**VOTING MEMBER GROUP**

Mark Soo Hoo provided the report.

**WELCOME COMMITTEE**

Sharon Littrell-Marsh provided the report. The committee will be hosting a welcome event on October 18th, 2023.

**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.

## **NEW BUSINESS**

**Bylaws 4<sup>th</sup> Amendment:** The Fourth Amended By-Laws have been approved by the Voting Members and notarized. It should be noted that the approved By-Laws were reviewed by the Association attorney. A copy was included in the Board packet.

**Trillium VM Alternates -** The Board packet included the SOI's for John Morton and Frances Browning. A motion was made by Camille Singaraju and seconded by Ray Berg to appoint John Morton and Francis Browning as Alternate Voting Members. The motion was carried unanimously.

**Landscape Contract Renewal 2024:** The Board briefly discussed the upcoming contract renewal for 2024.

**Volunteer Insurance Coverage:** The Board packet included a quote provided by Philadelphia Insurance to insure up to one hundred Association volunteers when participating in association volunteer activities. A motion was made by Harrison Jones and seconded by Bob Howell to approve the insurance proposal as presented. The motion was carried unanimously.

A motion was made by Ray Berg and seconded by Bill Pederson to approve the Landscape committee's seeding activity. The motion was carried unanimously.

**Arroyo Annual Review Contract:** The Board packet included a proposal from Bohannon Huston for the required annual AMAFCA arroyo inspections for \$9,130.00 plus tax. A motion was made by Bob Howell and seconded by Ray Berg to approve the Bohannon Huston proposal. The motion was carried unanimously.

**Snow Removal Contract:** The proposed snow removal contract was included in the Board packet. A motion was made by Ray Berg and seconded by Bill Pederson to approve the master snow removal contract that includes the gated villages.

**Pinon Point North Perimeter Wall Repair:** A motion was made by Ray Berg and seconded by Bill Pederson to approve the proposal submitted by Firebird Structures, and amended by the Contracts Committee, for \$56,345.00. The motion was carried unanimously.

**Desert Mountain Driveway Apron & Sidewalk Repairs:** The Board packet included three proposals to repair various driveway aprons and sidewalks on Silver Peak in Desert Mountain. A motion was made by Ray Berg and seconded by Bob Howell to accept the proposal from the Polished Concrete Company for \$12,000.00 to be paid from reserves. The motion was carried unanimously.

**Chaco Ridge – request for ADA ramps at mailboxes:** The Board discussed this request, and it was tabled for more information.

**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 November 14, 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 7:04 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