

**HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION
REGULAR BOARD MEETING MINUTES
10500 Montgomery Blvd NE
Building 1, Suite 100
Albuquerque, NM 87111
Zoom Online Conference
November 14, 2023
5:00 p.m.**

CALL TO ORDER

The Board meeting was called to order by President George Marsh at 5:01 p.m. with a quorum present.

ROLL CALL

Board Members Present:

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

Board Members Absent:

None

Others Present:

22 Homeowners, VM's or Committee Members
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 Ray Berg and seconded by George Marsh to approve the agenda for the November 14, 2023, Board of Directors meeting. The motion was carried unanimously.

APPROVAL OF MINUTES

A motion was made by George Marsh and seconded by Bob Howell to approve the minutes of the October 17, 2023, Board Meeting. The motion was carried unanimously.

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 Ray Berg and seconded by Harrison Jones to accept the October 2023 Treasurer's report. The motion was carried unanimously.

The financial report was included in the Board packet.

COMMUNICATIONS & WEBSITE COMMITTEE

The report was included in the Board packet.

CONTRACTS COMMITTEE

Caroline Enos provided the report. She discussed the selection of HOAMCO as the vendor for the management contract and indicated that if the Board moves forward with the selection, then the committee is prepared to submit their letters of resignation.

DOCUMENTS REVIEW COMMITTEE

Harrison Jones provided the report.

GATED VILLAGE COMMITTEE

Dan Kropp discussed the report.

The report was included in the Board packet.

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

Sharon Littrell-Marsh provided the report.

WELCOME COMMITTEE

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.

Brandy discussed and provided the Board with an update regarding the ongoing Legacy Pinon Tree project. The Board packet included the first invoice.

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

UNFINISHED BUSINESS

Landscape Contract Discussion: Camille Singaraju discussed the process that is being undertaken regarding the Landscape Maintenance contract.

NEW BUSINESS

Management Contract Approval Ratification: A motion was made by Ray Berg and seconded by Bill Pederson to ratify the vote to accept the amendment to the association agreement with HOAMCO that extends the management contract the management contract through June 30, 2025, and includes the stipulation that Brandy Hetherington remains as the community manager. The motion was carried 5-2 with Camille Singaraju and Harrison Jones voting against.

Desert Mountain East Gate Entry System Replacement: The Board packet included a proposal provided by Iron Clad for a recommended replacement of the east gate entry system for \$6,769.61. A motion was made by Ray Berg and seconded by George Marsh to approve the proposal. The Board discussed the recommendation, and the motion was carried unanimously.

Enclave/Imperata Wall Repairs: A motion was made by Ray Berg and seconded by George Marsh to ratify the vote to split the cost of the wall repairs between the Enclave and the master association. The motion was discussed, and it was carried unanimously.

An acceptance letter of completion will be provided and signed by the residents of The Enclave once the work is complete.

Voting Member Appointments: The Board packet included statements of interest forms for Julie Homeijer (Alt VM Legends) and Delores Stroud (VM Pinon Point). A motion was made by Ray Berg and seconded by Harrison Jones to approve the appointments of Julie Homeijer and Delores Stroud. The motion was carried unanimously.

Nominating Committee Chairperson/Committee Member Appointments: A motion was made by Bob Howell and seconded by Ray Berg to ratify the vote to approve Tammi Dorsey as the committee chair and to appoint Harrison Jones, Susan Camp and Mark Soo Hoo to the committee. The motion was carried unanimously.

2024 Annual Calendar: This discussion was tabled pending a revision. The 2024 Annual Calendar will be emailed to the Board for review.

Amazon Key: The Board discussed this request. The request was deferred pending a review by the contracts and the gated village committees.

Committee SOI's: The Board packet included Statements of Interest forms from Mark Soo Hoo (Crime Awareness Committee), Karen Bentz (Landscape and Tramway Clean Up Committees.) A motion was made by Ray Berg and seconded by Bill Pederson to approve the appointment of Mark Soo Hoo and Karen Bentz. The Board discussed the motion, and it was carried unanimously.

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

NEXT MEETING DATE

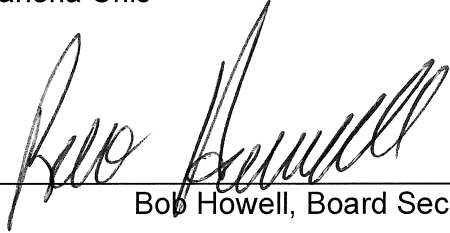
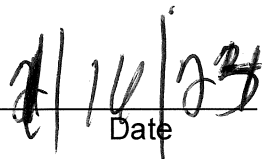
The next meeting of the HDROA Board will be held on January 16, 2023, at 5:00 p.m. at the High Desert Office, 10555 Montgomery Blvd. NE, Bldg. 1, Suite 100.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:12 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

From: Brandy J. Hetherington

Sent: Monday, October 30, 2023 2:54 PM

To: Bill Pederson ([REDACTED]) <[REDACTED]>; Bob Howell ([REDACTED]) <[REDACTED]>; Camille Singaraju ([REDACTED]) <[REDACTED]>; George Marsh <[REDACTED]>; Harrison Jones <[REDACTED]>; [REDACTED]; Steve Hartig ([REDACTED]) >

Subject: Enclave - Wall Repairs and Painting

Good afternoon, everyone.

I am reaching out about getting the Board's approval for a project in Enclave in between our monthly meetings. I'm reaching out in this manner because if we wait until the November board meeting, we may not have good weather to move on this project.

Back at the board meeting in July, the Board approved a project for Enclave to paint the portion of the wall that had been raised by High Desert in 2022. The interior side of the wall along Imperata was left unfinished and was rather unsightly to homeowners. That work was completed in mid-August.

After that work was done, there were several owners who complained about the paint not matching the remainder of their walls and so Enclave Voting Members had agreed to paint the wall at their cost, allowing these 7 owners to pick the color of their choice. In the meantime, I also started receiving complaints about the sloppy work that was done on the wall when it was raised, where mortar was missing or was left bulging between blocks and where excess mortar was left on the ground in owner's back yards. I have been able to get the excess mortar cleaned from all residents' walls where it was bulging between blocks or on the ground. However, for the work that was done on the walls, this left an uneven appearance, and I still needed to be able to address the missing mortar. I've had two general contractors look at the walls and they both have said the best solution is to take down the new rows of block and do the work again. This would be extremely cost prohibitive to the Association though. We've looked at alternatives, like caulking or re-mortaring the joints between the blocks, but neither general contractor will guarantee or warranty the work. One contractor has recommended that we put a scratch coat over the entirety of those affected walls for a uniform appearance, and then the walls can be painted. Repairs need to be performed on 4 of the 7 walls.

After meeting with the Enclave Voting Members and George and Bill last Friday, there has been a tentative agreement to allow the scratch coat and painting, and to again split the costs between High Desert and Enclave. I've bid the painting work with three contractors, and Bob's Painting is the least costly to repaint 7 walls for \$3,616.20. MountainSide Contractors bid the scratch coat work for \$8,990.00 (\$9675.49 with tax). The total cost for this project would be \$13291.69. Split between the two parties, this would be \$6645.85/ \$6645.84. Due to the overall cost, George and Bill asked me to bring this to the entire board for a decision.

In order to move on business in between a meeting, I would need unanimous consent in writing from all Board members. If the Board is not able to reach unanimous approval over email, would it be possible to call a short board meeting to discuss the business and have the Board vote on the matter? In this method, only a simple majority vote is required.

Everyone, please let me know your thoughts about the project, what questions you might have and if you would approve of the project as outlined above. George and Bill, if you have any additional

information you want to share about our discussion with Enclave on Friday, please add your comments as well.

Thank you.

Kind Regards,

Brandy Hetherington, CMCA

Community Association Manager – High Desert ROA



tel (505) 314-5862

email bhetherington@hoamco.com

highdesertliving.net

10555 Montgomery Blvd. NE, Bldg. 1, Ste. 100, Albuquerque, NM 87111



"How did we do?" Let us know at the [HOAMCO Owner Satisfaction Questionnaire](#)

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Email Approvals:

From: Bob Howell <[REDACTED]>
Sent: Wednesday, November 1, 2023 11:37 AM
To: Brandy J. Hetherington <BHetherington@hoamco.com>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
>
Subject: Re: Enclave - Wall Repairs and Painting

I agree. Bob

From: Steve Hartig <[REDACTED]>
Sent: Tuesday, October 31, 2023 6:11 AM
To: George and Joan High Desert <[REDACTED]>
Cc: Brandy J. Hetherington <BHetherington@hoamco.com>; [REDACTED]
[REDACTED]; Harrison Jones
<[REDACTED]>
Subject: Re: Enclave - Wall Repairs and Painting

I also approve
Steve

From: Georgemarsh <[REDACTED]>
Sent: Monday, October 30, 2023 10:55 PM
To: Brandy J. Hetherington <BHetherington@hoamco.com>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Enclave - Wall Repairs and Painting

Brandy, I approve moving forward.

George

Sent from my iPad

From: Harrison Jones <[REDACTED]>
Sent: Monday, October 30, 2023 7:13 PM
To: Brandy J. Hetherington <BHetherington@hoamco.com>; [REDACTED]
[REDACTED]
[REDACTED] High Desert Board

<[REDACTED]>

Subject: Re: Enclave - Wall Repairs and Painting

I'm ok with proceeding with the project.

Harry

From: Raymond Berg <[REDACTED]>

Sent: Monday, October 30, 2023 7:07 PM

To: [REDACTED]>

Cc: Brandy J. Hetherington <BHetherington@hoamco.com>; [REDACTED]

Subject: Re: Enclave - Wall Repairs and Painting

I agree with doing the project. Ray

From: William Pederson <[REDACTED]>

Sent: Monday, October 30, 2023 4:17 PM

To: Brandy J. Hetherington <BHetherington@hoamco.com>; [REDACTED]

Subject: Re: Enclave - Wall Repairs and Painting

All,

This is a very frustrating issue. However, even though proper procedures were never followed by the members of the Enclave and the Board at that time, we as the current Board and the Enclave have to make things right. Consequently, the Enclave and the Community are going to split these costs and put this very troubling issue to rest. Therefore, I support this expenditure of Enclave and Community funds.

So what is the takeaway from all of this. Policy and procedures exist for a reason. Our policies and procedures must be followed to prevent situations like this from happening again. I know this Board and Brandy are working very hard to insure this type of situation does not happen again.

Bill

From: Camille and Babu SINGARAJU <[REDACTED]>

Sent: Monday, October 30, 2023 7:10 PM

To: Raymond Berg <[REDACTED]>

Cc: Brandy J. Hetherington <BHetherington@hoamco.com>; [REDACTED]

Subject: RE: Enclave - Wall Repairs and Painting

I agree with doing the project. I will defer to Bill and Enclave village on the contractor.

Camille Singaraju

505-821-6887

Brandy J. Hetherington

Subject: FW: Nominating Committee Chair
Attachments: Berg.pdf; hartig.pdf; Howell.pdf; Pederson.pdf; Singaraju.pdf; Marsh.pdf

From: Harrison Jones <[REDACTED]>
Sent: Friday, November 3, 2023 4:11 PM
To: Brandy J. Hetherington <BHetherington@hoamco.com>
Cc: High Desert Board <Highdesertboard@hoamco.com>; George and Joan High Desert <[REDACTED]>
Subject: Fwd: Nominating Committee Chair

Brandy,

Forwarded is my motion to nominate Tammi Dorsey which I intend as my vote for. Attached are printed copies of the affirmative replies form all the other board members.

Harry

----- Forwarded Message -----

Subject:Nominating Committee Chair
Date:Fri, 27 Oct 2023 15:27:06 -0600
From:Harrison Jones <[REDACTED]>
To:George Marsh <[REDACTED]>, Steve Hartig <[REDACTED]>, William Pederson <[REDACTED]>, [REDACTED] High Desert Board <[REDACTED]>, [REDACTED] <[REDACTED]>, Ray Berg <[REDACTED]>

All,

Tammi Dorsey, a Voting Member from Desert Sky, submitted an SOI expressing interest in the Nominating Committee Chair, and she was endorsed as the Voting Members' choice for the position at last night's VM Quarterly Meeting. She is a relatively new resident and Voting Member, but has already established an excellent volunteer record, particularly with the Landscape Committee.

I have submitted my SOI to be the Board member of the Nominating Committee and note that Mark Soo Hoo has also verbally committed to be a member. Both of us have experience with the Nominating Committee as well as Voting Member elections and are willing to be advisors to the Chair. As we were reminded by Rebecca Murphy, time is of the essence since it is traditional to announce the Board's appointment of the Nominating Committee Chair in the November issue of the Apache Plume (deadline 10/30).

I therefore move that the board vote by email to appoint Tammi Dorsey as Chair of the 2024 Nominating Committee.

Harry
Harrison Jones, Board Member



Subject: RE: Nominating Committee Chair

From: rsberg01 <[redacted]>

Date: 10/27/2023, 10:04 PM

To: Harrison Jones <[redacted]>, George Marsh <[redacted]>, Steve Hartig <[redacted]>, William Pederson <[redacted]>, "[redacted] High Desert Board" <[redacted]>, "[redacted]" <[redacted]>, [redacted]

I'm ok with it. Thank you, Harry, and thanks, too, to Tammi.

Ray

Ray Berg

Life is not a journey to the grave with the intention of arriving safely in a pretty and well-preserved body, but rather to skid in broadside, thoroughly used up, totally worn out and loudly proclaiming - Wow! What a Ride!

----- Original message -----

From: Harrison Jones <[redacted]>

Date: 10/27/23 3:27 PM (GMT-07:00)

To: George Marsh <[redacted]>, Steve Hartig <[redacted]>, William Pederson <[redacted]>, "[redacted] High Desert Board" <[redacted]>, [redacted], Ray Berg <[redacted]>

Subject: Nominating Committee Chair

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Harry
Harrison Jones, Board Member

Subject: Re: Nominating Committee Chair

From: Steve Hartig <[REDACTED]>

Date: 10/27/2023, 7:51 PM

To: William Pederson <[REDACTED]>

CC: [REDACTED]

Ok with me

Steve

On Oct 27, 2023, at 5:00 PM, William Pederson <[REDACTED]> wrote:

Yes for me.

Bill

In a message dated 10/27/2023 3:27:11 PM Mountain Daylight Time, [REDACTED] writes:

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Harry
Harrison Jones, Board Member

Subject: Re: Nominating Committee Chair

From: Bob Howell <[REDACTED]>

Date: 10/27/2023, 8:28 PM

To: Harrison Jones <[REDACTED]>

CC: George Marsh <[REDACTED]>, Steve Hartig <[REDACTED]>, William Pederson <[REDACTED]>, [REDACTED], Ray Berg <[REDACTED]>

Yes for me also. Bob

On Oct 27, 2023, at 3:27 PM, Harrison Jones <[REDACTED]> wrote:

All,

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Harrison Jones, Board Member

<Tammi Dorsey - Nominating - Oct 2023.pdf>

Subject: Re: Nominating Committee Chair

From: George Marsh <[REDACTED]>

Date: 10/28/2023, 11:03 PM

To: Harrison Jones <[REDACTED]>

Harry, sorry, I was getting to my emails and missed one. I do vote yes.

George

Sent from my iPhone

On Oct 28, 2023, at 9:33 PM, Harrison Jones <[REDACTED]> wrote:

Hi George,

I think you are the only missing vote with regard to Tammi Dorsey. If we can get that settled, there's still just time to get the articles in to Rebecca.

Thanks,
Harry

On 10/27/2023 4:56 PM, Georgemarsh wrote:
Harry, can you call me when it is convenient.

George

Sent from my iPad

On Oct 27, 2023, at 3:27 PM, Harrison Jones <[REDACTED]> wrote:

All,

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Harry
Harrison Jones, Board Member

Subject: Re: Nominating Committee Chair

From: William Pederson <[REDACTED]>

Date: 10/27/2023, 5:00 PM

To: [REDACTED]
[REDACTED]

Yes for me.

Bill

In a message dated 10/27/2023 3:27:11 PM Mountain Daylight Time, [REDACTED] writes:

All,

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Harry
Harrison Jones, Board Member

Subject: RE: Nominating Committee Chair

From: Camille and Babu SINGARAJU

Date: 10/27/2023, 8:13 PM

To: William Pederson <>, "hjones >

I vote yes

Camille Singaraju

505-821-6887

From: William Pederson <>

Sent: Friday, October 27, 2023 5:01 PM

To:

Subject: Re: Nominating Committee Chair

Yes for me.

Bill

In a message dated 10/27/2023 3:27:11 PM Mountain Daylight Time, writes:

All,

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