

**HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION
REGULAR BOARD MEETING MINUTES
10555 Montgomery Blvd NE
Building 1, Suite 100
Albuquerque, NM 87111
Zoom Online Conference
February 20, 2024
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 (Zoom)
Bill Pederson, Vice President
Bob Howell, Secretary (Zoom)
Ray Berg, Director
Camille Singaraju, Director
Harrison Jones, Director

Board Members Absent:

None

Others Present:

21 Homeowners, VM's or Committee Members
Roberto Montoya, NCC Chair (Zoom)
Nigel Burgess, HOAMCO NM Executive Vice President
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 Harrison Jones to approve the agenda for the February 20, 2024, Board of Directors meeting. The motion was carried unanimously.

APPROVAL OF MINUTES

A motion was made by Ray Berg and seconded by Harrison Jones to approve the minutes of the January 16, 2024, Board Meeting. The motion was carried unanimously.

FINANCIAL REPORT

Brandy Hetherington reviewed the financial report. A motion was made by Ray Berg and seconded by Harrison Jones to accept the report. The motion was carried unanimously.

The financial report was included in the Board packet.

CRIME AWARENESS GROUP

Mark Soo Hoo provided the report.

The report was included in the Board packet.

COMMUNICATIONS & WEBSITE COMMITTEE

Camille Singaraju provided the report. She reported that the committee is working on and will be requesting a budget item to reinstate the volunteer appreciation event. The committee will present the plan to the Board for formal approval in April.

DOCUMENTS REVIEW COMMITTEE

Harrison Jones provided the report. The submitted report and minutes were included in the Board packet.

GATED VILLAGE COMMITTEE

The report was included in the Board packet.

LANDSCAPE COMMITTEE

Camille Singaraju provided a summary of the report. She discussed the ongoing and future projects that the committee is working on. The report included the resignation of Deborah Morton. The Board extended their gratitude to Deborah for her service to the Association.

The report and the minutes were included in the Board packet.

NATURAL RESOURCES COMMITTEE

No report was provided. The Board discussed the resignation of Julie Hartig and extended their gratitude for her service to the Association.

NOMINATING COMMITTEE

Tammi Dorsey provided the report. She reported that she has received three Statements of Interest and that the committee is in the process of reaching out to additional candidates.

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 report.

TRAMWAY CLEAN-UP

No report was provided.

VOTING MEMBER GROUP

Sharon Littrell-Marsh reported that the committee will be meeting in April.

The report was included in the Board packet.

WELCOME COMMITTEE

Sharon Littrell-Marsh reported that the committee is in the process of planning a spring welcome event.

The report was included in the Board packet.

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 Maintenance Projects Log, the Yellowstone Landscape Log, and the Vet Sec Report.

UNFINISHED BUSINESS

6401 Consuelo Point: The homeowner of this property attended the meeting to discuss the issues concerning the sidewalk and trees adjacent to the property. The Board previously sought a legal opinion regarding this issue. The opinion was included in the Board packet. A motion was made to cover the cost to remove the trees that are interfering with the sidewalk at 6401 Consuelo Point. The Board discussed the motion, and it was carried unanimously.

NEW BUSINESS

Board Resignation Announcement: A motion was made by Ray Berg and seconded by Bill Pederson to accept Steve Hartig's resignation, effective February 1, 2024. The Board expressed their gratitude and appreciation to Steve for his service to the Association.

The Board discussed the vacancy and the remainder of the term with regard to the upcoming Board election. A motion was made by Ray Berg and seconded by Harrison Jones that the top three vote getters will serve the two-year terms and the fourth highest vote getter will serve the one-year term. The Board discussed the motion and it was carried 5-1 with Bill Pederson against.

Nomination and Election Procedure: The Board packet included the proposed Nomination and Election Procedure. A motion was made by Harrison Jones and seconded by Camille Singaraju to approve the nomination and election procedure as written. The Board discussed the motion, and it was carried unanimously.

Bohannon Huston 2023 Arroyo Review Report and Final Invoice: The final invoice for the 2023 AMAFCA Arroyo Inspection was included in the Board packet. A motion was made by Ray Berg and seconded by Bill Pederson to approve the invoice for \$9,826.16 for the AMAFCA inspection. The motion was carried unanimously.

PlanD Collaborative: The Board packet included a progress payment of \$8,256.99 for approval. A motion was made by Ray Berg and seconded by Bill Pederson to approve the payment of \$8,256.99. The motion was carried unanimously.

Legacy Tree: The Board packet included the final Legacy Tree invoice for the Pinon Tree, for approval. A motion was made by Ray Berg and seconded by Bill Pederson to approve the payment of \$28,413.00 to Legacy Tree. The motion was carried unanimously.

Yellowstone Contract Extension through 2024: The Board discussed the ongoing progress of the Landscape Contract Ad Hoc committee and the current contract with

The Board discussed the current Yellowstone Landscape contract which will terminate on June 30, 2024. Due to the timing of the termination and the request for bids for the new contract, Yellowstone Landscaping provided the Board with the option of a one-year contract extension. A motion was made to by George Marsh and seconded by Camille Singaraju to approve the one-year Yellowstone Landscaping extension. The motion was carried unanimously.

Chaco Ridge Sidewalk Repair: The Board packet included three bids for the City of Albuquerque assigned sidewalk repairs. A motion was made by Ray Berg and seconded by Bill Pederson to approve the Polished Concrete bid for \$2,500.00 plus tax. The Board discussed the motion, and it was carried unanimously.

Abandoned Water Meter Cancellation: An audit of the water meters throughout the community determined that eleven water meters were still connected but were no longer in use. A motion was made by Harrison Jones and seconded by Ray Berg to cancel the services to the eleven meters that are no longer in use. The motion was carried unanimously.

Desert Mountain – Approval for Additional Work for Replaster: Brandy Hetherington updated the Board on the Desert Mountain pool re-plaster project. She reported that the plaster was found to be more than 20% hollow, requiring additional work to remove the existing plaster down to the solid surface to guarantee plaster bonding to the pool shell. The additional cost for this work will be \$19,150.00. A motion was made by Ray Berg and seconded by Harrison Jones to approve the additional cost. The motion was carried unanimously.

Landscape RFP Timeline: Bob Howell discussed the timeline for the Landscape Contract RFP process. A motion was made by Ray Berg and seconded by Harrison Jones to approve the process. The motion was carried unanimously.

2024-2025 Draft Budget Discussion: The Board tabled this discussion for a special meeting on the draft budget.

NEXT MEETING DATE

The next meeting of the HDROA Board will be on March 19, 2024, 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 7:30 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