

**High Desert Residential Owners Association
Board of Directors Meeting
HOAMCO Office & Zoom
Tuesday, April 15, 2025
5:00pm**

Agenda

	BOARD ACTION
I. Call To Order/Verify Quorum 5:00PM	
II. Approve Agenda	X
III. MEETING MINUTES APPROVAL	
a. Minutes of March 18,2025, Board Meeting	X
IV. Introduce Green Summit – Liza Wheeler	
V. Homeowner Forum (10 Minutes) *2-minute limit per group	
VI. Financial Report – March 2025 - Kristy Frame (10 minutes)	X
VII. COMMITTEE REPORTS/UPDATES (40 minutes)	
a. Communications & Website Committee - Susan Camp & Reg Rider – Written Report	
1. Rebecca Murphy Announcement	
b. Community Events Committee – Mark Bentz – Written Report	
1. Request for \$100 for Marvelous Mystery Tour Prize	X
c. Crime Awareness Group – Mark Soo Hoo – Verbal Report	
d. Documents Review Committee – Harrison Jones –	
e. Gated Village Group – Dan Kropp – No Report	
f. Landscape Committee – Camille Singaraju –	
g. Nominating Committee – Tammi Dorsey –	
h. NCC/Modification Committee – Roberto Montoya/ Chuck Cala –	
1. NCC Report	
2. Modification Log – Log included in Report	
i. Tramway Clean-Up Committee - Michele Leshner – Written Report	
j. Voting Member Group – Bill Pederson	
k. Welcome Committee- Sharon Littrell-Marsh	
VIII. MANAGEMENT & VENDOR REPORT - Brandy Hetherington (10 minutes)	
a. Project Summary Report	
b. Landscape Coordination Report	
c. Security Report	

**High Desert Residential Owners Association
Board of Directors Meeting**

- IX. UNFINISHED BUSINESS (30 Minutes)**
- a. Management Contract Update
 - b. FY 2025-2026 Budgets **X**
- X. NEW BUSINESS (50 Minutes)**
- a. Bylaws Amendment Review
 - b. Charter Revision Community Events Committee **X**
 - c. Concrete Bids **X**
 - 1) High Desert (\$5,370.49 – \$21,015.31)
 - 2) Legends (\$3,605.44 – \$6,628.45)
 - 3) Trillium (\$21,471.19 - \$70,612.14)
 - 4) Wilderness Compound (\$4,305 – \$5,327.44)
 - d. Desert Mountain Pool Roof and Stucco Repairs (\$10,224.38 - \$21,740.25) **X**
 - e. Great Board – Management Contract RFP – Progress Payment - \$2,561.60 **X**
 - f. Landscape Contract Task Order for Gated Villages **X**
 - g. Request Additional Funds for Directional Sign Project – up to \$6,500.00 **X**
 - h. Owner request to stucco HOA wall – 6112 Wildflower/ Trillium - \$1,450.00, plus tax **X**
 - i. Restrict Access to Financial Data on Website Discussion
 - j. Review of Ezee Fiber Right of Entry Agreement Draft
- XI. ADJOURNMENT – 7:30pm - The Board will reconvene in Executive Session **X****

NEXT HDROA BOARD MEETING – May 20, 2025, at 5:00pm

**HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION
REGULAR BOARD MEETING MINUTES
10500 Montgomery Blvd NE
Building 1, Suite 100
Albuquerque, NM 87111
Zoom Online Conference
March 18, 2025
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
Mark Vander Voort, Vice President
Kristy Frame, Treasurer
Harrison Jones, Secretary
Mark Bentz, Member At Large
Camille Singaraju, Member At Large
David Enos, Member At Large

Board Members Absent:

None

Others Present:

Homeowners, VM's or Committee Members
Nigel Burgess, HOAMCO Executive Vice President for NM
Elyssa Hannigan, HOAMCO Assistant Community Manager
Brandy Hetherington, HOAMCO Community Manager
Marlena Unis, Recording Secretary

APPROVAL OF AGENDA

A motion was made by Mark Vander Voort and seconded by Mark Bentz to approve the agenda for the March 18, 2025 Board of Directors meeting as amended. The motion carried unanimously.

APPROVAL OF MINUTES

A motion was made by Camille Singaraju and seconded by Harrison Jones to approve the minutes of the February 18, 2025 Board Meeting. Motion carried unanimously.

A motion was made by Kristy Frame and seconded by Camille Singaraju to approve the minutes of the February 26, 2025 Board Meeting. The motion carried unanimously.

High Desert Park Name Change

The floor was opened for public comment regarding the proposal to rename High Desert Park to Dorothy Blanchard Park.

- Bomi Parakh, who submitted the application to the City of Albuquerque, addressed the Board in favor of the proposal and provided rationale for the name change.
- Janet Brierley submitted a written comment in opposition.
- Clay Wright submitted a written comment opposing the name change. Per his request his statement was read into the record:

Dear HDROA Board:

I strongly encourage the board to oppose the re-naming of High Desert Park. Doing so makes no sense whatsoever.

While Mrs. Blanchard should be recognized for her service during World War two, renaming the high desert park for her is not appropriate.

In researching the issue, I have learned Mrs. Blanchard has very thin ties to High Desert let alone New Mexico. She was born, raised, worked and was buried on the east coast. She has not served on any High Desert Committee, served on the board or was part of any volunteer group. I find no such service for the city or the state. While she did serve as a WAVE during WWII, so did tens of thousands of other patriotic women. I am not sure why her accomplishments deserve special recognition over any of those women.

Renaming the park does nothing to address the drug abuse and vandalism that happens here. Renaming the park does nothing to address a well-documented problem with dogs off leash.

Renaming the park could create potential confusion for EMS or Police response.

I believe the current High Desert sign sits on High Desert property. The logo is in our type font and bears our blue gamma logo. Changing the name of the park would necessitate a change to the signage and therefore would end up being a cost the HDROA.

While naming the park for Mrs. Blanchard is a lovely gesture for the family; it has no meaning to anyone else who lives here. Please communicate to the city that the HDROA does not support a change.

After reviewing public input, a motion was made by Mark Bentz and seconded by Camille Singaraju for the Board to remain neutral on the matter, recognizing it as a city issue. The motion carried unanimously.

HOMEOWNER FORUM

No homeowners addressed the Board.

FINANCIAL REPORT

Kristy Frame reviewed the report.

A motion was made by Mark Vander Voort and seconded by Harrison Jones to accept the financial report. The motion carried unanimously.

A motion was made by George Marsh and seconded by Mark Vander Voort to approve the final audit report. The motion carried unanimously.

The financial report was included in the Board packet.

COMMUNICATIONS & WEBSITE COMMITTEE

No report was provided.

COMMUNITY EVENTS COMMITTEE

Mark Bentz summarized upcoming events, including a golf tournament and the party in the park.

Report included in Board packet.

CRIME AWARENESS GROUP

Mark Soo Hoo presented the report.

DOCUMENTS REVIEW COMMITTEE

Harrison Jones presented the report and requested approval for the Bylaw amendment ballot and a Voting Member meeting on April 3, 2025.

A motion was made by Mark Bentz and seconded by David Enos to approve the ballot as presented. The motion was carried unanimously.

A motion was made by Mark Vander Voort and seconded by Kristy Frame to approve the proposed format and call a special meeting of the Voting Members. The motion was carried unanimously.

The report and the proposed ballot and amendment were included in the Board packet.

GATED VILLAGE GROUP

No report was provided.

LANDSCAPE COMMITTEE

Camille Singaraju provided a summary of the report.

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

NOMINATING COMMITTEE

Brandy Hetherington reported that there are four candidates for four open Board positions.

NCC/MODIFICATION COMMITTEE

The NCC report was included in the Board packet.

The modifications log was included in the Board packet. Sixteen modification requests were received in the past month.

TRAMWAY CLEAN-UP

No report was provided.

VOTING MEMBER GROUP

No report was provided.

WELCOME COMMITTEE

No report was provided.

MANAGEMENT REPORT

Brandy Hetherington provided an update on the project summary log, highlighting various completed and ongoing projects. The full management report, along with the Maintenance Projects Log, Yellowstone Landscape Log, and Vet Sec Report, was included in the Board packet.

UNFINISHED BUSINESS

Gated Village and Michael Emery Trailhead Asphalt Bids: The Board packet included bids from Sunland Asphalt and DKM Asphalt and they were reviewed and discussed.

A motion was made by Mark Vander Voort and seconded by George Marsh to accept DKM Asphalt as the provider for all listed villages. The motion was discussed, and it was carried unanimously with Mark Bentz abstaining.

Gated Village – Gate Hold Open Protocols: The Board packet included the revised Gate Hold Protocols.

A motion was made by Kristy Frame and seconded by George Marsh to approve the revised Gate Hold Protocols. The motion carried unanimously.

NEW BUSINESS

FY 2025-2026 Budget Drafts Review: Kristy Frame summarized the draft budgets for the Master and Gated Villages. The summary was included in the Board packet.

Sites Southwest Project Proposal: The Board packet included the Sites Southwest Fee Structure and Rates for FY2026: April 1, 2025 – March 31, 2026.

A motion was made by Camille Singaraju and seconded by George Marsh to approve the proposed fee structure. The motion was discussed, and it carried unanimously.

SOI – Highlands Voting Member – Quinn Smith: The Board packet included a Statement of Interest from Quinn Smith to serve as the Voting Member in the Highlands. A motion was made by Kristy Frame and seconded by David Enos to approve Quinn Smith as the Voting Member in the Highlands. The motion was carried unanimously.

NEXT MEETING DATE

The next meeting of the HDROA Board will be on April 15, 2025, 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 6:34 p.m.

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

Submitted by: Marlena Unis

Approved by: _____
Harrison Jones, Board Secretary Date

For the month ending March 31, 2025

There were just a few minor deviations between actual income/expenses and budgeted. Still collecting penalties/fines. Continued expenses paid to our consultant, Great Boards, for the work she has done on securing our two contracts for landscaping and management. A positive adjustment on our taxes per the CPA.

Overall, for the first 89 months of the fiscal year we have \$248K in income. This is compared to (\$34K) that was budgeted for the same time frame. The association is doing well in controlling expenses up to this point.

The only gated village that incurred expenses that deviated from their budget was Desert Mountain Reserves and those were for concrete repairs. Legends had an increase in expenses in their landscaping. All gated villages had positive adjustments to their taxes per the CPA.

2025-2026 Budget discussion

The assessment for the Master is increasing by \$6/quarter mainly due to cost-of-living increases with the landscape and management contracts. Insurance was increased by 20%. Landscape architect, fire preparedness, and irrigation-special projects was reduced slightly from last year's budget and based on current year's spending. Walking trail expense was increased as work is needed on these this coming year. The reserve transfers were reduced by \$42,000 based on current needs. We will resume wall repair of \$300,000 this coming year. Finally, \$30,000 was budgeted to be transferred to the arroyo fund for repair projects.

The following is a breakdown of gated villages' budgets:

- Canyons--\$5/quarter
- Chaco Compound--\$11/month
- Desert Mountain—no increase
- Enclave--\$3/quarter
- Legends—no increase
- Trillium--\$10/quarter
- Wilderness Cañon—no increase
- Wilderness Compound—no increase

HDROA Communications Committee

Meeting Minutes

March 11, 2025

9:00 – 9:45 am

Attendees: Susan Camp, Co-Chair
Reg Rider, Co-Chair
Camille Singaraju, Member and Board Representative
Mark Bentz, Board Director and Events Committee Chair
Mary Martin, Website Liaison
Bill Freer, Website Liaison
Ilene Hartfield Starr, Member
Rebecca Murphy, Advisor

Administrative Items (Susan):

The January 14, 2025, meeting minutes were previously approved via email.

Apache Plume (Rebecca):

To give authors time to research and write articles, we identified possible articles for the May Apache Plume:

Rebecca noted that the copy deadline is April 28.

Much of the edition will cover the annual meeting and new Board Members.

Ilene and Reg noted that their articles tend to have overlap, so they will alternate among editions. Ilene will write an article about Elena Gallegos for the May edition, and for the August edition, Reg will write an article about the initial plan for High Desert that included a golf course and club house.

Susan will contact Barbara Scharf about writing an article to explain the role of Voting Members, similar to the article she wrote about the overall High Desert structure for the February edition.

Camille will coordinate an article about the fire danger from Chamisa and High Desert's plans to address it in common areas. Camille will also coordinate an article about Green Summit.

Bill will provide a call for artists for the Studio Tour.

Bill will get information to Rebecca about Desert Mountain kids who recently won STEM awards.

A homeowner raised a concern with Rebecca that there was a copyright violation when an article was reprinted and posted in the High Desert Park. The copyright issue has been addressed, but this triggered a discussion about an effort to rename High Desert Park (which is a city responsibility). It was felt that an article would be useful that explained how decisions are made on issues like renaming parks. Rebecca will write the article, but it will be after the May edition of the Apache Plume.

Survey (Susan):

In the Fall of 2024, the idea was raised of sending out a survey to High Desert about the effectiveness of our communications. The committee discussed that suggestion, and decided that people are too overwhelmed with surveys, so it would probably not be an effective means of gaining feedback. Instead, we will include brief announcements in the Bulletin and Apache Plume asking homeowners to send us any feedback and ideas to the Communications Committee email address.

Other Topics:

Mark Soo Hoo asked that we discuss the Marvelous Mystery Tour. The committee felt it would be best to kick it off at the Party in the Park, and the date has not been set for that yet. Both of these activities will be headed by the Events Committee and will have significant help from the Communications Committee.

Susan suggested we try to involve High Desert kids more in communications. One possibility is to have them create videos that are linked to the website. We will revisit this idea later.

Reg suggested offering areas in High Desert that kids could use for eco-friendly STEM projects. Reg will see if Explora is interested in collaborating on this, and if so, will work with Camille and the Landscape Committee to develop a recommendation for the Board.

Next Meeting Schedule:

Our next regular meeting will be Tuesday, May 13, 2025, at 9 am Mountain Time.

Brandy J. Hetherington

From: Mark Bentz [REDACTED]
Sent: Tuesday, April 1, 2025 2:06 PM
To: Brandy J. Hetherington
Cc: Susan Camp; Regner Rider; Mark Soo Hoo; bsingaraju@msn.com High Desert Board; Harrison Jones; MICHELE Leshar; Ann & Russ Rhoades; Roberto Montoya; Chuck Cala; Dan Kropp; Tammi Dorsey; William Pederson; Sharon Littrell
Subject: Re: High Desert Committee Reports

For the Events Committee: The National Night Out is planned to run August 5th. The golf tournament is on for Monday October 6th during Balloon Fiesta week. There is a 60 player limit for the golf tournament with a first 60 To register limit.

On Tue, Apr 1, 2025, 12:24 PM Brandy J. Hetherington <BHetherington@hoamco.com> wrote:

Good afternoon, everyone!

The April 15th board meeting is just a couple weeks away. If you could please forward me your committee reports, I would appreciate it.

If you need the board's approval on any upcoming projects, events, etc., please have that information to me by Tuesday, April 8th, so the Board can review your request ahead of finalizing the agenda. If you just have a report to share, please send that to me by Thursday, April 10th. If you have no reports to share at this time or if you will be giving your report verbally, please let me know.

Thank you all very much for everything you do for High Desert!

Have a wonderful day!

Sincerely,

Brandy Hetherington, CMCA

Community Manager for the High Desert ROA

4.15.25 New APD Data Report for High Desert by Camille

The new APD data site has different categories for their report. Below in color are the categories we used in the previous reports. Some categories no longer exist. There are new ones, for example Disturbance by Loud Party. It will take me a few months to identify which categories we need to track. They do not give an address they use Block, example. 6800 Block Pino Arroyo. However, I am able to expand the map and guess the address. I can keep track of certain problem areas. The data does not always report sounds of shooting. So, we would need neighbors to track this if that is an issue. The data does give dates. There was data from October to March. I did not think the data was complete so here is the summary.

Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025
4 events	6 events	10 events	9 events	2 events

TABLE FOR MARCH 1 to MARCH 31, 2025

**March
=13**

Previous category report	New category	
Animal Call	SAME	0
Rescue Call	SAME	0
Missing Person	SAME	1
Stolen Vehicle Found	NONE	0
Neighbor Trouble	SAME	0
Direct Traffic	NONE	0
Traffic Stop	NONE	0
Traffic Accident no injury	NONE	0
Auto Accident with injury	NONE	0
Drunk or Aggressive Driver	NONE	0
Disturbance	SAME	2
Loud Party	NEW	1
Vandalism	SAME	1
Suspicious Person/Vehicle	SAME	7
Burglary Auto	SAME	0
Vehicle Theft	Auto Theft	0
Theft/ Larceny	Theft/metal	0
Theft/Fraud/Embezzlement	Forgery/cc/check	0
Burglary Residence	SAME	1
Family Dispute	NONE	0
Aggravated Assault/Battery	NONE	0
Shots Fired	SHOOTING	0

The log in for the APD data is below.

Try this: <https://cabg.maps.arcgis.com/apps/dashboards/c1f11078950240daba6002f4a4eadb1e>

3/6/2025	3/14/2025	Highlands	13632 Canada Del Oso Pl NE	Landscaping		Approved	3/12/2025
3/13/2025	3/20/2025	Highlands	6208 Fringe Sage Ct NE	Gates		Approved	3/21/2025
3/13/2025	3/20/2025	Solterra	5604 Valerian Pl NE	Garage		Approved	3/21/2025
3/13/2025	3/20/2025	Sunset Ridge	13005 Sunrise Trl Pl NE	Stucco / Garage		Approved	3/21/2025
3/17/2025	3/20/2025	Legends	6319 Cliffbrush Ln NE	Stucco/ Wall		Approved	3/21/2025
3/17/2025	3/20/2025	Wilderness Village	13505 Embudito View Ct NE	Stucco / Garage		Approved	3/21/2025
3/25/2025	3/28/2025	West Highlands	6704 Emory Oak	Stucco		Approved	3/21/2025
3/24/2025	3/28/2025	Trailhead	4916 Cumbre Del Sur	Stucco / Garage	Fast Track	Approved	3/31/2025
3/28/2025	3/28/2025	Trillium	6112 Wildflower	Stucco	Fast Track	Approved	3/31/2025
3/27/2025	3/28/2025	Trillium	6131 Purple Aster	Stucco / Garage	Fast Track	Approved	3/31/2025

APRIL

4/8/2025		Canyons	5405 High Canyon	Ext Painting	Pending Review - 4/17
4/2/2025	4/10/2025	Solterra	5708 Mariola Pl	Window Replacement	FastTrack
4/3/2025		Solterra	5712 Mariola Pl	Gas Stove	Pending Review - 4/17
4/2/2025		Trillium	6001 Purple Aster Ln NE	Pergola	Pending Review - 4/17
4/3/2025		Desert Mountain	6005 Goldfield Place	Sunroom	Pending Review - 4/17
4/2/2025		Enclave	6227 Silverlace	Pergola	Pending Review - 4/17
4/9/2025		Enclave	6304 Calla Lily	Plant Replacement	Pending Review - 4/17
4/9/2025		Enclave	6304 Calla Lily	Ext Painting	Pending Review - 4/17
4/9/2025		Legends	6316 Ghost Flower	Stucco / Garage	FastTrack
4/2/2025		Desert Sky	12705 Desert Sky	Plant Replacement	Pending Review - 4/17
4/10/2025		Desert Sky	12709 Desert Sky	Plant Replacement	Pending Review - 4/17
4/7/2025		Desert Song	13015 Desert Moon Pl	Roof Repairs	FastTrack
3/28/2025		Desert Mountain	13219 Silver Peak	Patio Screening	Pending Review - 4/17
3/28/2025		Pinon Point	13232 Moondance Pl	Stucco	Fast Track
4/10/2025		Desert Highlands	13412 Desert Zinnia CT	Roof Repairs	FastTrack
4/6/2025		Wilderness Village	13415 Embudito View	Roof Repairs	FastTrack
3/31/2025		Mountain Highlands	13416 Pino Ridge	Turf Replacement	Pending Review - 4/17

Brandy J. Hetherington

From: MICHELE Lesher [REDACTED]
Sent: Tuesday, April 1, 2025 1:05 PM
To: Brandy J. Hetherington
Subject: Re: High Desert Committee Reports

Hi Brandy!

I just confirmed a date of Sat April 26, 10AM - noon with NMDOT.

Susan Camp is going to post that information in the bulletin.

I will be sending out my volunteer invitation in a couple of days, and will cc: you as I always do. However, I would like to include to our process a confirmation email back from you all that we are indeed covered by the insurance for that date! That way I am absolutely positive we are good to go!

On 04/01/2025 12:24 PM MDT Brandy J. Hetherington <bhetherington@hoamco.com> wrote:

Good afternoon, everyone!

The April 15th board meeting is just a couple weeks away. If you could please forward me your committee reports, I would appreciate it.

If you need the board's approval on any upcoming projects, events, etc., please have that information to me by Tuesday, April 8th, so the Board can review your request ahead of finalizing the agenda. If you just have a report to share, please send that to me by Thursday, April 10th. If you have no reports to share at this time or if you will be giving your report verbally, please let me know.

Thank you all very much for everything you do for High Desert!

Have a wonderful day!

Sincerely,

HIGH DESERT MAINTENANCE PROJECTS								
		NEW	15-29 DAYS	30+ DAYS	ON HOLD	COMPLETE	CANCELLED	
VILLAGE	PROJECT	REQUESTED	HOAMCO NOTES			STATUS	PROJECTED	COMPLETE
Chaco Compound	South perimeter wall cracking	6/22/2023	Walk through in late June showed several cracks and minor bowing of south perimeter wall, due in part to owner activity on the opposite side of the wall. 2/12/24 Pending report from PlanD Collaborative to set priorities for wall repairs. Pending resolution of lawsuit until repairs will be revisited.			On Hold		
Desert Mountain	Damaged gate décor	9/28/2023	Portion or all of the fiberglass composite décor on the east and west gate of Desert Mountain is damaged or removed. Seeking pricing from vendors to fabricate new pieces and install them on both gates. Seeking pricing from fabricators - Estimate from Ortiz Construction. Pending price from SalteyDogg Fabricators. Reaching out to additional bidders and current bidders for modified bid for 3-d design for gate to mimic current decor, instead of switching to 2-D metal design. 12/15/23 - Desert Mountain does not want metal decor, but CM is having difficulty finding a fiberglass or molded plastic vendor to work with. 1/1/24 - working with Bill Freer and Mary Martin to price the project; they have offered to do the work. Bringing to the Board for review. 06/13/24 - Proposal from Bill Freer to repair gates to be reviewed by BOD at meeting. Board wants insurance in place. Contacted Bill Freer; bod will increase for purchase of insurance. 8/14/24 - Board will review with legal opinion at August 2024 board meeting 8/20/24 - approved, pending completion of repairs.			In Progress	Jun-25	
All gated villages	Asphalt bids for crack repair and seal coating	1/12/2024	Begin work with asphalt vendors for bids on crack repair and seal coating for Canyons, Chaco Compound, Legends, Enclave, Desert Mountain, Trillium, Wilderness Cañon and Wilderness Compound. 2/1/24 - sending requests to the following companies for bid: Sunland Asphalt, PLR, and Star Paving. Bids are due back by 3/22/24. 4/11/24 - Pending bids from Star Paving at this time. 5/5/24 - Star Paving has not provided bids, they are now disqualified. Seeking new vendor for 3rd bid. 06/13/24 - vendors have not responded to inquires for bids, search continues. 7/10/24 - additional vendors have not responded to inquiries for bids, search continues. 09/05/24 - bids to gated village voting members for feedback. 10/17/24 - bids will be postponed until Spring 2025 3/13/25 - re-bids will be reviewed at 3/18/25 board meeting.			Evaluating Bids	May-25	

Master	Spain Entrance Renovation	5/3/2024	Meeting with Yellowstone to design landscape improvements for entrances on Tramway. 06/05/24 Designs sent to Landscape Committee for evaluation 07/10/24 - designs will be reviewed by board for questions at July meeting. 11/1/24 - redesign pending with landscape architect	Out for Bid	Jun-25	
Master	Academy Entrance Renovation	5/3/2024	Meeting with Yellowstone to design landscape improvements for entrances on Tramway 06/05/24 Designs sent to Landscape Committee for evaluation. 07/10/24 - designs will be reviewed by board for questions at July meeting. 11/1/24 - redesign pending with landscape architect	Out for Bid	Jun-25	
Sunset Ridge	Landscape Items	7/11/2024	At the corner of Consuelo Point/Sunset Ridge there is some erosion at the corner which is common area, please smooth out. Landscape Committee will use Landscape Architect to scope work. Bid received from Yellowstone in early October, pending Landscape Architect review.	On Hold	Jun-25	
Master	Directional Sign on Cortaderia and Spain degrading	7/15/2024	Directional signs are cracking and fading - needs replacement 9/6/24 - drove and reviewed all directional signs. All need some form of maintenance. Will work with a sign company for pricing to repair/replace. 9/12/24 - out for bid Bids reviewed in November, but were tabled for more information, and request for homeowner design input by Mary Martin and Bill Freer. Bids will be represented at January board meeting, from A&A Signs. 1/21/25 - Board approved signage. 2/3/25 - A&A Signs is commencing work.	In Progress	Apr-25	
Enclave	Repaint Vehicle Gates	8/7/2024	Working with Enclave VMs regarding a repaint on the vehicle gates. Joe Szklarz provided color options. Working on bids. 9/24/24 Scope changed to include additional gate and stucco - sending back out for bid. 11/11/24 - pending board decision on 10/19/24 11/25/24 - painting done, but issued with drips, misses, and other issues are causing delay in completion. 1/15/25 - met with painting supervisor on 1/8/25 and repairs will be completed once temps are above 50 degrees for a few days. 3/13/25 - warranty items being addressed today and tomorrow.	Completed	Mar'25	April 4 2025
Master	Sculpture Sign Maintenance	8/7/2024	Report from community about dedication signage at monument on Spain and Academy need maintenance. 9/6/24 - reviewed 2 sculptures and both have chipped or cracked marble tiles. Need repairs, but will need to replace all tiles for consistency.	Requested		

Master	Pino Pond Sign Maintenance	8/7/2024	Dedication sign is in need of replacement Board approved work on 1/21/25. On hold with vendor to see original designs from landscape architecture firm.	In Progress	Jun-25	
Wilderness Compound	Erosion at SE pedestrian gate.	8/13/2024	HOAMCO notified of erosion at the SE pedestrian gate, going out to open space trails. Evaluated and turning over to Yellowstone for solutions. 9/20/24 Met with Yellowstone on site and recommends having a landscape architect review for engineering.	On Hold		
Master	Car Accident on Spain at High Desert Place	1/1/2025	Car accident due to inattentive driving occurred approximately 230a on 1/1/25. Damaged landscape and fencing on High Desert Place at Spain. APD case #250000028. 1/15/25 - fencing is repaired. Quote pending for landscape repairs. Working to reach driver for insurance information to make claim for reimbursement of repairs. Vehicle owner is not returning calls for this information. 2/1/25 fence repair. Pending bid from Yellowstone for landscape repairs. Still unable to get a call back from car owner. Pending Board decision to file insurance claim. 3/13/25 - Board does not want insurance claim, and approved bid from Yellowstone to repair area. Pending install date. 4/1/25 - Yellowstone has work scheduled week of 4/7/25	In Progress	Apr-25	
Desert Mountain	Staining on curb on Slateridge	1/27/2025	Request from an owner in Desert Mountain to have the curb on Slateridge (between 13324 and 13204) power washed due to staining from sewer line clean out. Pending vendor work with Commercial Cleaning Services. 3/13/25 - work will be completed 3/21/25, as vendor needs to rent power sprayer.	Completed	Feb'25	3/23/2025
Master	Contact CABQ regarding 2024 arroyo report	1/31/2025	Based on the 2024 arroyo report, in the Embudito arroyo, work is needed by the City for erosion on their property. Contact Colleen Langdon McRoberts and David Harrison (per referral from Jared Romero/AMAFCA). Colleen emailed that the City will work on this and follow up with HDROA.	In Progress	Mar'25	
	Contact Altezza Apartments regarding 2024 arroyo report	1/31/2025	Based on 2024 arroyo report, in the private arroyo south of Altezza (belonging to Altezza) has erosion at a drainage structure which is undermining the structure itself. Contact Alexis Chavez (manager) with this information and she is bidding repairs with her landscaper. bids came back in early March, AMAFCA had no concern with proposal.	Completed	Mar'25	3/31/2025
Legends	Request to spray clean the walls and sidewalk on park walkthrough to Mojave Aster	2/12/2025	Eric Frow reported bird waste and berry debris staining sidewalk and walls along Legends walkway from park to Mojave Aster	Completed	Mar'25	3/23/2025

Master	Arroyo Repair - NA4	2/18/2025	In review of AMAFCA arroyo report, repairs are needed at NA4 retention pond to backfill an animal burrow, remove a cottonwood tree and create a small drainage swale to the outlet drain. Bid forward to Landscape Committee on 3/3/25. Bid forwarded to AMAFCA on 3/6/25 for review. AMAFCA had no comments or changes on proposed work. Landscape Committee, during 3/11/25 site review is amending the proposal and it is back with Yellowstone for revision. Landscape Committee wants additional bids from Green Summit	In Progress	May-25	
Master	Arroyo Repair - Highlands Pond	2/18/2025	In review of AMAFCA arroyo report, repairs are needed at the Highland retention pond where erosion from Overlook is undermining landscape in the pond. Erosion should be stabilized and backfilled. Bid forward to Landscape Committee on 3/3/25. Bid forwarded to AMAFCA on 3/6/25 for review. AMAFCA is requiring a geotextile fabric under proposed cobble backfill to ensure ground will not continue to erode under cobble. Sent back to Yellowstone on 3/7/25 for revision. Landscape Committee wants additional bids from Green Summit	In Progress	May-25	
Master	Arroyo - SBC3A Clearing	2/18/2025	In review of AMAFCA arroyo report, clearing is needed of overgrown brush at the SBC3a arroyo on the west side of High Desert Place. The clearing will expose the head-cut that is forming from drainage. Bid forward to Landscape Committee on 3/3/25. Bid forwarded to AMAFCA on 3/6/25 for review. AMAFCA had no comments or changes on proposed work. Being sent to Board for approval. - HOLD Landscape Committee wants additional bids from Green Summit	In Progress	May-25	
Master	Fire Mitigation Projects	2/15/2025	Working with Landscape Committee on fire mitigation project to clear brush 20 feet from village walls along Spain, Academy and Tramway. Yellowstone provided partial bid for area along Spain from Imperata to High Desert Place. Reaching out to several other companies for bids: Green Summit, BrightView, Diaz Landscaping, Land Clearing USA, Brothers and Sons, Above and Beyond, and We Whack Weeds. Bids pending.	In Progress	Jul-25	
Master	Streetlight Out	3/11/2025	Light at the NW corner of Imperata and Spain is out. Reported to CABQ, Ref#250311-000086	In Progress	Mar'25	
Master	Tumbleweed removal near Michial Emery	3/11/2025	Reviewed area with LC Chair and Yellowstone for tumbleweeds that have accumulated under a pinon tree in the Spain arroyo. Yellowstone will submit a bid, as this is outside regular maintenance.	In Progress	Mar'25	
Desert Mountain	Leak in Pool house roof	3/12/2025	Commercial Cleaning services contacted HOAMCO about bubble in ceiling in men's bathroom; leak in ceiling. Ortiz Construction, Triple J Roofing and Marquez GC reviewed leak and says that water is coming in through the parapets. They will bid roof and stucco repairs, as well as a separate bid for restuccoing entire building.	Out for Bid	Mar'25	
Master	Irrigation leak	3/13/2025	Leak on northeast side wall of 13511 Piedra Grande. Forward to Yellowstone for repair.	In Progress	Mar'25	3/26/2025

Desert Mountain	Pool/Spa Heater Inspection	3/15/2025	Had Lee-Sure Pools come inspect the pool and spa heater as part of the season opening for May. Heaters were cleaned up and everything was working.	Completed	Mar-25	3/25/2025
Chaco Ridge	Remove shrub	3/18/2025	Landscape Committee requests removal of small Silverberry bush at entrane to Chaco Compound, to assist committee in work with USPS to move mailbox cluster to more accessible area.	Completed	Mar-25	3/25/2025
Master	Irrigation leak – Spain/HD Place	3/24/2025	Drip emitter leak on the south side of Spain as you approach High Desert Place	Completed	Mar-25	3/25/2025
Chamisa Trails	Loose slats on pergola	3/24/2025	Loose slats reported on the top of the pergola. Contacted Tim Sorensen/ Commercial Cleaning Services to repair.	Completed	Mar-25	3/31/2025
Master	Debris left by owner in open space	3/24/2025	Debris dumped into open space by resident in Trillium; reported by neighbor. Request Yellowstone remove yuccas from Tramway open space. Sent out email to all of High Desert about dumping. Yellowstone did not complete before the end of the contract. 4/9/25 - request Green Summit clean up debris	In Progress	Mar-25	
Master	Lights out at south Tramway monument sign	3/25/2025	Lights out at monument sign on Tramway, south of Spain. Contact Schmidt Electrical for repairs.	Completed	Mar-25	4/2/2025
Wilderness Estates	Landscape Debris	3/25/2025	Landscape debris left or dumped on lot - across from 5501 Barranca Oso Court. Reported to 311 for dumping Ref#250325-001442	In Progress		
Wilderness Estates	Missing Street sign/Stop sign	3/25/2025	Missing street sign at Barranco Oso Court. Reported to 311 Ref#25325001134	Completed	Mar-25	3/25/2025
Mountain Highlands	Missing Street sign	3/26/2025	Missing street sign at Quaking Aspen and Snakedance. Reported to 311, Ref# 250326-001108	Completed	Mar-25	3/26/2025
Wilderness Estates	Streetlight Issue	3/27/2025	City streetlight showing purple, in need of new LED fixture at Trail Vista/HD Place. Reported to 311, Ref #250327-000760	Completed	Mar-25	3/27/2025
Trillium	Night Light Check at Park	3/29/2025	Light reported out at Trillium Park. Performed night light inspection and confirmed light at SE corner out. Forward to Tim Sorenson for repair	Completed	Mar-25	3/31/2025
Desert Sky	Monument solar lights out	3/29/2025	During night light inspection, saw monument sign lights out. Need to replace solar lights.	Completed	Mar-25	3/31/2025
Desert Mountain	Spa Heater goes out	3/31/2025	Spa heater has gone out. Contacted Lee-Sure Pools for review and repair. 4/9/25 Lee-Sure Pool out to investigate and found a bad manifold and thermostat. Pending parts replacement quote.	In Progress	Apr-25	
Legends	Street sign down	3/31/2025	Street sign at Ghost Flower and Cliffbrush came down in the wind. Signs are also very faded, so looking to replace signs and reinstall. Working with A&A Signs for replacements.	In Progress	Apr-25	
Master	Backflow Testing	4/1/2025	Received 3 backflow tests notices from ABCWUA. Forward to Green Summit for testing.	In Progress	Apr-25	
Pino Pond	Irrigation Leaks	4/8/2025	Irrigation leaks reported to HOAMCO. Forwarded to Green Summit for repairs.	In Progress	Apr-25	
Legends	Irrigation leaks	4/9/2025	Leaks in Legends reported to HOAMCO. Forwarded to Green Summit for repairs.	In Progress	Apr-25	

All	Pet Stations Full	4/9/2025	Reports from several residents about pet station waste baskets being full. Forward to Green Summit for resolution.	In Progress	Apr-25	
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HIGH DESERT JOBS IN PROGRESS - LONG TERM

		NEW	15-29 DAYS	30+ DAYS	ON HOLD	COMPLETE	CANCELLED
VILLAGE	PROJECT	REQUESTED	HOAMCO NOTES		STATUS	PROJECTED	BID COST
Desert Mountain	Gate Décor	9/28/2023	Repair/Replace damaged gate décor.		In Progress	Jun 25	\$6,575.89
Canyons	Road Crack Repair and Reseal	12/1/2023	Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$45,589.27 Sunland - \$22099.98 <u>Rebid 2025:</u> DKM - \$45,589.27 - includes crack repairs, sealant and seal coat Sunland - \$24,687.28 - includes sealant and seal coat		In Progress	May '25	\$45,589.27
Chaco Compound	Road Crack Repair and Reseal	12/1/2023	Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$9,111.53 Sunland - \$7,392.42 <u>Rebid 2025:</u> DKM - \$9,111.53 - includes sealant & joint seal, seal coat. Reflective beads at no cost Sunland - \$8,470.38 - includes sealant, seal coat and reflective beads		In Progress	May '25	\$9,111.53
Desert Mountain	Road Crack Repair and Reseal	12/1/2023	Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$85,124.70 Sunland - \$103,483.86 <u>Rebid 2025:</u> DKM - \$85,124.70- includes crack repairs, sealant, seal coat, and re-striping parking lot. Sunland - \$114,632.94 - includes crack repairs, sealant, seal coat, re-striping parking lot, and concrete repairs on Desert Star.		In Progress	May '25	\$85,124.70
Enclave	Road Crack Repair and Reseal	12/1/2023	Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$25,433.86 Sunland - \$42,918.86 <u>Rebid 2025:</u> DKM - \$25,433.86 - includes crack repair/seal, seal coat and joint sealing. Markings included at no cost. Sunland - \$45,228.08 - includes crack repair/seal, seal coat, markings		In Progress	May '25	\$25,433.86

HIGH DESERT JOBS IN PROGRESS - LONG TERM

Legends	Road Crack Repair and Reseal	12/1/2023	<p>Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$19,835.16 Sunland - \$20,166.31</p> <p>Rebid 2025: DKM - \$19,835.16 - includes crack repair/seal, joint sealing, seal coat, and stripe parking lot spaces Sunland - \$21,350.21 - includes crack repair/ seal, joint seal, seal coat, and marking</p>	In Progress	May '25	\$19,835.16
Trillium	Road Crack Repair and Reseal	12/1/2023	<p>Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$81,702.43 Sunland - \$130,593.23</p> <p>Rebid 2025: DKM - \$81,702.43 - includes crack repair/seal, joint sealing, seal coat and markings Sunland - \$138,886.88 - includes crack repair/seal, joint seal, seal coat and markings</p>	In Progress	May '25	\$81,702.43
Wilderness Canon	Road Crack Repair and Reseal	12/1/2023	<p>Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$6,948.05 Sunland - \$9,740.77</p> <p>Rebid 2025: DKM - \$6,948.05 - includes crack and joint seal and seal coat. Markings included at no cost. Sunland - \$9,356.08 - includes crack seal, seal coat and markings.</p>	In Progress	May '25	\$6,948.05
Wilderness Compound	Road Crack Repair and Reseal	12/1/2023	<p>Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$10,433.58 Sunland - \$20,726.55</p> <p>Rebid 2025: DKM - \$10,433.58 - includes crack repair/seal, seal coat and joint sealing. Markings at no cost. Sunland - \$22,140.78 - includes concrete repair on Foothills Trail curb, crack repair/seal, joint seal, seal coat and markings.</p>	In Progress	May '25	\$10,433.58

HIGH DESERT JOBS IN PROGRESS - LONG TERM

Michial Emery Trailhead	Road Crack Repair and Reseal	12/2/2023	Beginning in January, start collecting bids for asphalt repair and reseal. DKM - \$10,509.58 Sunland - \$7,663.45 Rebid 2025: DKM - \$10,509.58 - crack repair/seal, seal coat and re-stripping/markings Sunland - \$8,733.99 - includes crack seal, seal coat and re-stripe/markings	In Progress	May '25	\$10,509.58
Master	Directional Signage	11/1/2024	New Directional Signage for master areas	In Progress	May '25	\$23,834.36
Master	Pino Pond Info Signage	11/1/2024	New signs for Pino Pond, signs faded and hard to read.	In Progress	May '25	\$1,020.29
Trillium	Concrete Repairs	1/1/2025	Concrete repairs around park/gazebo where trees are lifting sidewalk, and a couple miscellaneous concrete repairs.	Out for Bid	Jun '25	
Wilderness Compound	Concrete Repairs	1/1/2025	Repairs to curbing where it's been lifted by tree roots.	Out for Bid	Jun '25	
Legends	Concrete Repairs	1/1/2025	Concrete repairs around park where trees are lifting sidewalk or tumbled blocks have sunk, and a couple miscellaneous concrete repairs around village.	Out for Bid	Jun '25	
Master	Concrete Repairs	1/1/2025	Sidewalk repair outside the west Desert Mountain gate.	Out for Bid	Jun '25	
Master	Arroyo Repair - Highland Pond	3/1/2025	In review of AMAFCA arroyo report, repairs are needed at the Highland retention pond where erosion from Overlook is undermining landscape in the pond. Erosion should be stabilized and backfilled.	Out for Bid	Jun '25	
Master	Arroyo Repair - NA4	3/1/2025	In review of AMAFCA arroyo report, repairs are needed at NA4 retention pond to backfill an animal burrow, remove a cottonwood tree and create a small drainage swale to the outlet drain.	Out for Bid	Jun '25	
Desert Mountain	Roof repair & restucco pool house	3/31/2025	Leak in roof at pool house. Seeking bids for repair, and repairing stucco at same time.	Out for Bid	May '25	

Landscape Coordination Meeting Summary

03-12-2025 03-31-2025, the following items were completed:

- Removal of bush outside Chaco Compound, for Landscape Committee
- Seasonal maintenance items

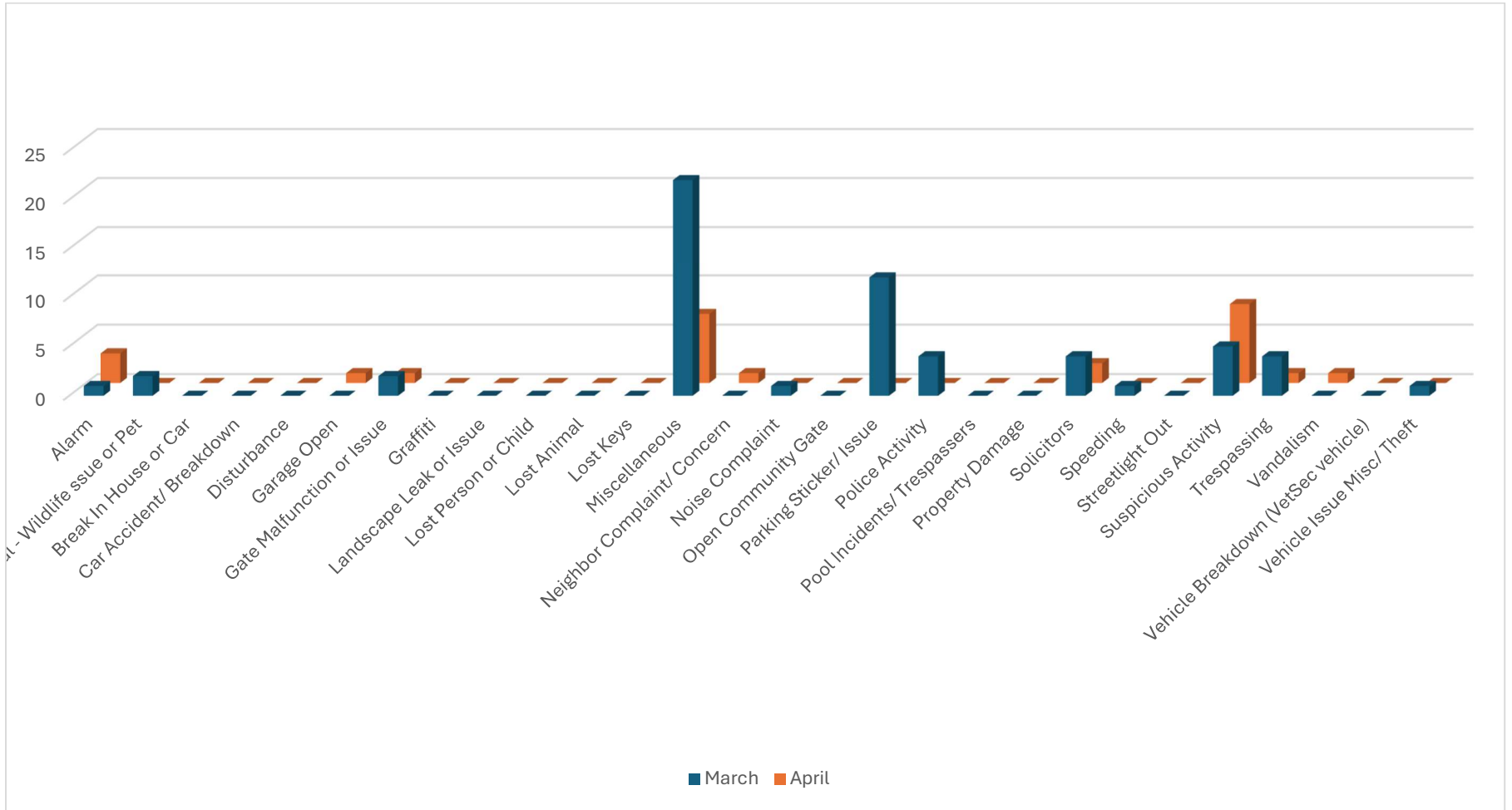
Yellowstone's last day was 3/31/2025.

Green Summit started new contract on 4/1/2025

Ongoing maintenance items include:

- Installation of Scrub oak at the SE corner of Cortaderia and Spain. Tentative install the week of 4/7/25.
- Installation of car accident remediation at High Desert Place and Spain. Tentative install the week of 4/7/25.
- Collaborating with several companies for bids on fire clearance trimming around the perimeter of all walls up to 20ft out, along the Academy arroyos and Spain arroyos up to High Desert Place.
- Discovered that several areas have irrigation off. Green Summit is working through irrigation systems. Irrigation issues at parks in Trillium, Legends, and Pinon Point.
- Lots of drip emitter leaks being reported and Green Summit is working through those.

VET-SEC
Security Summary Report
March 10, 2025 – April 6, 2025



Vacation Checks have been removed from this chart due to increased volume that is skewing data. Vacation check information included in the reports on the following pages.

Security Report Summary - VetSec

Apr-25

	4/1/2025	4/2/2025	4/3/2025	4/4/2025	4/5/2025	4/6/2025	TOTALS
Alarm		1		1		1	3
Animal - Wildlife issue or Pet							0
Break In House or Car							0
Car Accident							0
Disturbance							0
Garage Open		1					1
Gate Malfunction or Issue				1			1
Graffiti							0
Landscape Leak or Issue							0
Lost Person or Child							0
Lost Animal							0
Lost Keys							0
Miscellaneous	1	1	1	1	1	2	7
Neighbor Complaint/ Concern	1						1
Noise Complaint							0
Open Community Gate							0
Parking Sticker/ Issue							0
Police / Fire Department Activity							0
Pool Incidents/ Trespassers							0
Property Damage							0
Solicitors				1	1		2
Speeding							0
Streetlight Out							0
Suspicious Activity	2	2	2	1	1		8
Trespassing				1			1
Vacation Checks	8	6	9	8	10	7	48
Vandalism					1		1
Vehicle Breakdown (VetSec vehicle)							0
Vehicle Issue Misc/ Theft							0
TOTAL	12	11	12	14	14	10	73
* NO ISSUES TO REPORT							

HDROA FY2025

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION (100)

Year: 2025

Notes: \$315/qtr or \$105/mo

1623 Units

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME													
4100 - HOMEOWNER ASSESSMENTS	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	170,415.00	2,044,980.00
4200 - COST SHARING - ALTEZZA	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	8,918.99	107,027.88
4310 - ASSESSMENT INTEREST	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
4330 - ASSESSMENT LATE FEES	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
4600 - INTEREST INCOME	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
TOTAL OPERATING INCOME	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	179,568.99	2,154,827.88
EXPENSES													
ADMINISTRATIVE													
5150 - ADMIN SUPPORT PR	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	7,560.00	90,720.00
5250 - BANK CHARGES	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	150.00
5400 - INSURANCE	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	5,782.00	69,384.00
5530 - LIEN/COLLECTION COSTS	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5625 - OPERATIONAL SUPPORT	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
5650 - BOD/VOTING MEMBER MEETINGS	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
5800 - OFFICE EXPENSE	4,048.00	2,050.00	4,050.00	4,048.00	2,050.00	2,050.00	4,048.00	2,050.00	2,049.00	5,048.00	2,049.00	2,050.00	35,590.00
8600 - RESERVE STUDY	5,319.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,319.00
TOTAL ADMINISTRATIVE	23,879.00	16,537.00	18,562.00	18,535.00	16,562.00	16,537.00	18,560.00	16,537.00	16,561.00	19,535.00	16,561.00	16,537.00	214,903.00
LANDSCAPE													
6300 - LANDSCAPE MAINTENANCE	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	44,323.58	531,883.00
6305 - LANDSCAPE CONSULTANT	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	40,000.00
6320 - FIRE MITIGATION - OPEN SPACES/ARROYOS	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	80,000.00
6340 - ARROYO/ POND MAINTENANCE	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
6361 - IRRIGATION - SPECIAL PROJECTS	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	50,000.00
6362 - IRRIGATION - ASSESSMENT CONSULTATION	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
6380 - TRAIL MAINTENANCE	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6381 - WALKING PATH REPAIR	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	20,000.00
6390 - TREE SPRAYING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00
6391 - TREE PRUNING/REMOVAL	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	10,000.00
6395 - LANDSCAPE PROJECTS - MASTER PLAN	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	0.00	75,000.00

TOTAL LANDSCAPE	73,690.25	58,690.25	83,690.25	83,690.25	63,690.25	63,690.25	68,690.25	68,690.25	73,690.25	71,190.25	71,190.25	58,690.25	839,282.99
MAINTENANCE													
6100 - GATE MAINTENANCE	283.00	283.00	283.00	283.00	283.00	283.00	283.00	280.00	283.00	283.00	283.00	283.00	3,393.00
6575 - SIGN/ENTRY MAINTENANCE	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
6590 - WALL REPAIR & MAINTENANCE	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	1,500.00	1,500.00	20,000.00
6600 - SNOW REMOVAL	0.00	0.00	0.00	0.00	500.00	1,250.00	1,250.00	1,250.00	500.00	0.00	0.00	0.00	4,750.00
6850 - LOCKS & KEYS	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	400.00
TOTAL MAINTENANCE	2,333.00	2,233.00	733.00	833.00	1,233.00	1,983.00	2,083.00	1,980.00	8,233.00	7,833.00	2,233.00	2,233.00	33,943.00
PROFESSIONAL FEES													
5100 - ACCOUNTING/TAX PREP FEES	0.00	0.00	1,495.00	0.00	0.00	0.00	11,750.00	0.00	0.00	0.00	0.00	0.00	13,245.00
5270 - CONSULTING	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	35,000.00
5500 - LEGAL FEES-COLLECTION/SMALL CLAIMS	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	5,700.00
5501 - LEGAL-GENERAL SERVICES	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
5600 - ASSOCIATION MANAGEMENT	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	13,900.00	166,800.00
8200 - SECURITY SERVICES	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	21,100.00	253,200.00
TOTAL PROFESSIONAL FEES	40,491.67	40,491.67	41,986.67	40,491.67	40,491.67	40,491.67	52,241.67	40,491.67	40,491.67	40,491.67	40,491.67	40,491.67	499,145.00
TAXES/ OTHER EXPENSES													
5200 - ALLOWANCE FOR DOUBTFUL ACCOUNTS	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5275 - REVIEW FEES	0.00	0.00	0.00	0.00	0.00	0.00	11,300.00	0.00	0.00	0.00	0.00	0.00	11,300.00
5860 - COMMUNITY EVENTS	1,250.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	5,000.00
5870 - WELCOME COMMITTEE	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5900 - WEBSITE	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	4,920.00
8800 - TAXES - CORPORATE	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL TAXES/OTHER EXPENSES	2,160.00	910.00	3,910.00	2,160.00	910.00	5,910.00	13,460.00	910.00	910.00	2,160.00	910.00	910.00	35,220.00
UTILITIES													
7100 - ELECTRICITY	300.00	300.00	300.00	300.00	300.00	300.00	295.00	299.00	299.88	300.00	300.00	300.00	3,593.88
7900 - WATER/SEWER	6,500.00	7,500.00	7,250.00	7,000.00	5,250.00	3,250.00	3,000.00	3,000.00	3,000.00	5,990.00	4,500.00	4,500.00	60,740.00
TOTAL UTILITIES	6,800.00	7,800.00	7,550.00	7,300.00	5,550.00	3,550.00	3,295.00	3,299.00	3,299.88	6,290.00	4,800.00	4,800.00	64,333.88
TRANSFER TO RESERVE													
8900 - TRANSFER TO RESERVES	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	438,000.00
9001 - TRANSFER TO ARROYO RESERVES	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
TOTAL TRANSFER TO RESERVE	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	468,000.00
TOTAL OPERATING EXPENSES													2,154,827.88

Income Accounts Total: 2,154,827.88
Expense Accounts Total: 2,154,827.88
Difference: **0.00**

HDROA FY2025

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION (100)

Year: 2025

Notes: \$315/qtr. or \$105/month

1623 Units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	2 - Reserve	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
9000 - TRANSFER FROM OPERATING	2 - Reserve	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	36,500.00	438,000.00
TOTAL RESERVE INCOME		37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	444,000.00
EXPENSE														
9200 - ASPHALT & CONCRETE -RESERVES	2 - Reserve	16,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	26,000.00
9275 - WALLS & FENCES - RESERVES	2 - Reserve	75,000.00	0.00	75,000.00	0.00	0.00	0.00	0.00	0.00	75,000.00	0.00	75,000.00	0.00	300,000.00
9400 - LANDSCAPING & IRRIGATION - RESERVES	2 - Reserve	51,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,500.00
9700 - PARK ELEMENTS - RESERVES	2 - Reserve	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
TOTAL RESERVE EXPENSES		146,500.00	0.00	75,000.00	0.00	0.00	0.00	0.00	0.00	85,000.00	0.00	75,000.00	0.00	381,500.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025.

Asphalt Seal Coating/ Crack Repairs (2024) Michial Emery Trailhead	16,000.00
Concrete Repairs (2025)	10,000.00
Wall Repairs (2025) - Locations to be determined	300,000.00
Landscape Plant Replacements (2025) - Locations to be determined	51,500.00
Park Elements - Ramada Reseal/Repaint (Chamisa Trail & Pinon Point)	4,000.00
TOTAL	381,500.00

HDROA FY2025

HIGH DESERT ARROYO RESERVE

Year: 2025

Notes: Arroyo reserve accounts must be maintained at a minimum balance of \$100,000, per the agreement with the City of Albuquerque and AMAFCA

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	3 - Arroyo Reserve	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	3,420.00
9000 - TRANSFER FROM OPERATING	3 - Arroyo Reserve	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
TOTAL RESERVE INCOME		2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	2,785.00	33,420.00
EXPENSE														
9100 - RESERVE EXPENSE	3 - Arroyo Reserve	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
TOTAL RESERVE EXPENSES		35,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	5,570.00	30,000.00

Income Accounts Total: \$33,420.00
 Expense Accounts Total: \$30,000.00
 Difference: \$3,420.00

FY2024-2025 spent \$16,155.06 on arroyo repairs and clean up. FY 2025 expenses are estimated at \$30,000.
 Income to arroyo reserve is to replenish what was spent and what may be spent in 2025 to maintain the required \$100,000 in the arroyo reserve account.

HDROA FY2025

THE CANYONS GATED VILLAGE

Year: 2025

Notes: \$104/qtr or \$34.67/mo.

65 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	100 - Canyons Operating	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	2,253.00	27,036.00
4600 - INTEREST INCOME	100 - Canyons Operating	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
TOTAL OPERATING INCOME		2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	2,255.00	27,060.00
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	100 - Canyons Operating	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	1,872.00
8600 - RESERVE STUDY	100 - Canyons Operating	321.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	321.00
TOTAL ADMINISTRATIVE		477.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	156.00	2,193.00
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	100 - Canyons Operating	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
6330 - LANDSCAPE OTHER	100 - Canyons Operating	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
6360 - IRRIGATION REPAIR & MAINTENANCE	100 - Canyons Operating	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
TOTAL LANDSCAPE		2,850.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	350.00	300.00	300.00	300.00	6,200.00
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	100 - Canyons Operating	400.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
6550 - STREET LIGHT MAINTENANCE	100 - Canyons Operating	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6580 - STREET REPAIR & MAINTENANCE	100 - Canyons Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6590 - WALL REPAIR & MAINTENANCE	100 - Canyons Operating	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6600 - SNOW REMOVAL	100 - Canyons Operating	0.00	0.00	0.00	0.00	0.00	175.00	175.00	150.00	0.00	0.00	0.00	0.00	500.00
TOTAL MAINTENANCE		1,400.00	0.00	0.00	0.00	0.00	1,075.00	175.00	150.00	0.00	0.00	0.00	0.00	2,800.00
UTILITIES														
7050 - INTERNET	100 - Canyons Operating	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
7100 - ELECTRICITY	100 - Canyons Operating	91.00	90.00	91.00	90.00	91.00	91.00	91.00	90.00	91.00	90.00	91.00	90.00	1,087.00
7500 - TELEPHONE	100 - Canyons Operating	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	2,724.00
7900 - WATER/SEWER	100 - Canyons Operating	60.00	70.00	70.00	65.00	50.00	40.00	40.00	40.00	50.00	55.00	60.00	60.00	660.00
TOTAL UTILITIES		553.00	562.00	563.00	557.00	543.00	533.00	533.00	532.00	543.00	547.00	553.00	552.00	6,571.00
TAXES/ OTHER EXPENSES														
8800 - TAXES - CORPORATE	100 - Canyons Operating	0.00	0.00	1,232.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,232.00
TOTAL TAXES/OTHER EXPENSES		0.00	0.00	1,232.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,232.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVES	100 - Canyons Operating	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	8,064.00
TOTAL TRANSFER TO RESERVE		672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	8,064.00
TOTAL OPERATING EXPENSES		5,952.00	1,690.00	2,923.00	1,685.00	1,671.00	2,736.00	1,836.00	1,810.00	1,721.00	1,675.00	1,681.00	1,680.00	27,060.00

Income Accounts Total: \$27,060.00
Expense Accounts Total: \$27,060.00
Difference: \$0.00

HDROA FY2025

THE CANYONS GATED VILLAGE

Year: 2025

Notes: \$104/qtr. or \$34.67/mo.

65 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	102 - Canyons Reserve	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
9000 - TRANSFER FROM OPERATING	102 - Canyons Reserve	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	672.00	8,064.00
TOTAL RESERVE INCOME		872.00	872.00	872.00	872.00	872.00	872.00	872.00	872.00	872.00	872.00	872.00	872.00	10,464.00
EXPENSES														
9200 - ASPHALT & CONCRETE -RESERVES	102 - Canyons Reserve	20,052.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	25,202.00
9275 - WALLS & FENCES - RESERVES	102 - Canyons Reserve	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
9400 - LANDSCAPING & IRRIGATION - RESERVES	102 - Canyons Reserve	5,150.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00
9600 - PAINTING & REPAIRS - RESERVES	102 - Canyons Reserve	1,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,625.00
TOTAL RESERVE EXPENSES		26,827.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	46,977.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	20,052.00
Concrete Repairs (2025)	5,150.00
Walls & Fences	15,000.00
Irrigation Systems Replacement (2025)	5,150.00
Painting Streetlight Poles (2024)	1,625.00
Subtotal	46,977.00
ADDITIONAL RESERVE EXPENSE	
CM has included wall repairs for village interior	15,000.00
TOTAL EXPENSES	61,977.00

HDROA FY2025

CHACO COMPOUND GATED VILLAGE

Year: 2025

Notes: \$171/qtr or \$57/mo

FY2024 Assessment \$138/qtr or \$46/mo

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	200 - Chaco Compound Operating	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	1,254.00	15,048.00
4600 - INTEREST INCOME	200 - Chaco Compound Operating	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	14.40
TOTAL OPERATING INCOME		1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	1,255.20	15,062.40
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	200 - Chaco Compound Operating	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	648.00
8600 - RESERVE STUDY	200 - Chaco Compound Operating	108.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.44
TOTAL ADMINISTRATIVE		162.44	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	756.44
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	200 - Chaco Compound Operating	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
TOTAL LANDSCAPE		65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	200 - Chaco Compound Operating	150.00	0.00	0.00	150.00	0.00	0.00	200.00	100.00	0.00	150.00	0.00	0.00	750.00
6575 - SIGN/ENTRY MAINTENANCE	200 - Chaco Compound Operating	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	200.00
6580 - STREET REPAIR & MAINTENANCE	200 - Chaco Compound Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6600 - SNOW REMOVAL	200 - Chaco Compound Operating	0.00	0.00	0.00	0.00	100.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	550.00
TOTAL MAINTENANCE		250.00	0.00	0.00	150.00	100.00	150.00	350.00	350.00	0.00	150.00	0.00	0.00	1,500.00
UTILITIES														
7100 - ELECTRICITY	200 - Chaco Compound Operating	23.00	23.96	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	23.00	285.96
7500 - TELEPHONE	200 - Chaco Compound Operating	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
TOTAL UTILITIES		243.00	243.96	244.00	244.00	244.00	244.00	244.00	244.00	244.00	244.00	244.00	243.00	2,925.96
TAXES/OTHER EXPENSES														
8800 - TAXES - CORPORATE	200 - Chaco Compound Operating	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
TOTAL TAXES/ OTHER EXPENSES		0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVE	200 - Chaco Compound Operating	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
TOTAL TRANSFER TO RESERVE		750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
TOTAL OPERATING EXPENSES		1,470.44	1,112.96	1,213.00	1,263.00	1,213.00	1,263.00	1,463.00	1,463.00	1,113.00	1,263.00	1,113.00	1,112.00	15,062.40

Income Accounts Total:	\$15,062.40
Expense Accounts Total:	\$15,062.40
Difference:	\$0.00

HDROA FY2025

CHACO COMPOUND GATED VILLAGE

Year: 2025

Notes: \$171/QTR OR \$57/MO.

22 UNITS

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	202 - Chaco Compound Reserve	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
9000 - TRANSFER FROM OPERATING	202 - Chaco Compound Reserve	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
TOTAL RESERVE INCOME		805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	9,660.00
EXPENSES														
9200 - ASPHALT & CONCRETE -RESERVES	202 - Chaco Compound Reserve	7,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	12,850.00
9300 - GATES - RESERVES	202 - Chaco Compound Reserve	0.00	20,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,250.00
9600 - PAINTING & REPAIRS - RESERVES	202 - Chaco Compound Reserve	862.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	862.00
TOTAL RESERVE EXPENSES		8,562.00	20,250.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	33,962.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	7,700.00
Concrete Repairs (2025)	5,150.00
Gate Operator Replacements (2024)	20,250.00 2 entrance operators and 1 exit operator
Painting Metal Access Gates & Fencing (2024)	862.00
Subtotal	33,962.00
TOTAL EXPENSES	33,962.00

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVES	300 - Desert Mountain Operating	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	56,880.00
TOTAL TRANSFER TO RESERVE		4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	56,880.00
TOTAL OPERATING EXPENSES		15,204.13	11,565.88	11,315.88	13,316.88	10,355.88	12,506.07	10,996.88	10,655.88	10,610.88	13,261.88	13,015.88	11,625.88	144,792.00

Income Accounts Total: \$144,792.00
Expense Accounts Total: \$144,792.00
Difference: \$0.00

HDROA FY2025

DESERT MOUNTAIN

Year: 2025

Notes: \$201/qtr or \$67/mo.

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	302 - Desert Mountain Reserve	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00
9000 - TRANSFER FROM OPERATING	302 - Desert Mountain Reserve	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	4,740.00	56,880.00
TOTAL RESERVE INCOME		5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	5,465.00	65,580.00
EXPENSE														
9200 - ASPHALT & CONCRETE -RESERVES	302 - Desert Mountain Reserve	86,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	91,150.00
9275 - WALLS & FENCES - RESERVES	302 - Desert Mountain Reserve	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
9400 - LANDSCAPING & IRRIGATION - RESERVES	302 - Desert Mountain Reserve	5,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00
9600 - PAINTING & REPAIRS - RESERVES	302 - Desert Mountain Reserve	1,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	1,625.00
TOTAL RESERVE EXPENSES		107,775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	112,925.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	20,052.00
Concrete Repairs (2025)	5,150.00
Irrigation Systems Replacement (2025)	5,150.00
Painting Streetlight Poles (2024)	1,625.00
Subtotal	31,977.00
ADDITIONAL RESERVE EXPENSE	
CM has included wall repairs for village interior	15,000.00
TOTAL EXPENSES	46,977.00

HDROA FY2025

THE ENCLAVE

Year: 2025

Notes:

\$132/QTR OR \$44/MO

66 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	400 - The Enclave Operating	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	2,904.00	34,848.00
4600 - INTEREST INCOME	400 - The Enclave Operating	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	21.60
TOTAL OPERATING INCOME		2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	2,905.80	34,869.60
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	400 - The Enclave Operating	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	1,915.20
8600 - RESERVE STUDY	400 - The Enclave Operating	325.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.32
TOTAL ADMINISTRATIVE		484.92	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	159.60	2,240.52
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	400 - The Enclave Operating	600.00	600.00	500.00	500.00	600.00	700.00	700.00	500.00	500.00	500.00	600.00	700.00	7,000.00
6310 - LANDSCAPE REPLACEMENT	400 - The Enclave Operating	440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00
6360 - IRRIGATION REPAIR & MAINTENANCE	400 - The Enclave Operating	100.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	100.00	0.00	500.00
TOTAL LANDSCAPE		1,140.00	600.00	650.00	500.00	600.00	700.00	700.00	500.00	650.00	500.00	700.00	700.00	7,940.00
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	400 - The Enclave Operating	550.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	1,100.00
6550 - STREET LIGHT MAINTENANCE	400 - The Enclave Operating	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	500.00
6580 - STREET REPAIR & MAINTENANCE	400 - The Enclave Operating													0.00
6600 - SNOW REMOVAL	400 - The Enclave Operating	0.00	0.00	0.00	0.00	0.00	640.00	625.00	500.00	0.00	0.00	0.00	0.00	1,765.00
TOTAL MAINTENANCE		800.00	0.00	0.00	0.00	0.00	640.00	1,425.00	500.00	0.00	0.00	0.00	0.00	3,365.00
UTILITIES														
7100 - ELECTRICITY	400 - The Enclave Operating	45.00	50.00	60.00	80.00	80.00	70.00	70.00	60.00	55.00	50.00	44.08	45.00	709.08
7500 - TELEPHONE	400 - The Enclave Operating	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
7900 - WATER/SEWER	400 - The Enclave Operating	90.00	95.00	95.00	90.00	85.00	85.00	80.00	80.00	80.00	80.00	80.00	85.00	1,025.00
TOTAL UTILITIES		405.00	415.00	425.00	440.00	435.00	425.00	420.00	410.00	405.00	400.00	394.08	400.00	4,974.08
TAXES/ OTHER EXPENSES														
8800 - TAXES - CORPORATE	400 - The Enclave Operating	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
TOTAL TAXES/OTHER EXPENSES		0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVES	400 - The Enclave Operating	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	16,000.00
TOTAL TRANSFER TO RESERVE		1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	16,000.00
TOTAL OPERATING EXPENSES														34,869.60

Income Accounts Total: \$34,869.60
Expense Accounts Total: \$34,869.60
Difference: \$0.00

HDROA FY2025

THE ENCLAVE

Year: 2025

Notes:

\$132/QTR OR \$44/MO

66 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	402 - The Enclave Reserve	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
9000 - TRANSFER FROM OPERATING	402 - The Enclave Reserve	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	16,000.00
TOTAL RESERVE INCOME		1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	1,413.33	16,960.00
EXPENSE														
9200 - ASPHALT & CONCRETE -RESERVES	402 - The Enclave Reserve	46,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	51,150.00
9275 - WALLS & FENCES - RESERVES	402 - The Enclave Reserve	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
9400 - LANDSCAPING & IRRIGATION - RESERVES	402 - The Enclave Reserve	5,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00
9600 - PAINTING & REPAIRS - RESERVES	402 - The Enclave Reserve	772.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	772.50
TOTAL RESERVE EXPENSES		61,922.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	67,072.50

ARS Reserve Study - Project Lists for FY2025

Asphalt Seal Coating/ Crack Repairs	46,000.00
Concrete Repairs (2025)	5,150.00
Wall Repairs	10,000.00
Irrigation Systems Replacement (2025)	5,150.00
Painting Streetlight Poles (2024)	772.50
Subtotal	67,072.50

HDROA FY2025

LEGENDS

Year: 2025

Notes: \$303/qtr. or \$101/mo.

48 Units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	700 - The Legends Operating	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	4,848.00	58,176.00
4600 - INTEREST INCOME	700 - The Legends Operating	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	17.40
TOTAL OPERATING INCOME		4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	4,849.45	58,193.40
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	700 - The Legends Operating	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	1,392.00
8600 - RESERVE STUDY	700 - The Legends Operating	236.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.60
TOTAL ADMINISTRATIVE		352.60	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	116.00	1,628.60
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	700 - The Legends Operating	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	2,355.00	28,260.00
6360 - IRRIGATION REPAIR & MAINTENANCE	700 - The Legends Operating	0.00	400.00	0.00	500.00	0.00	0.00	0.00	0.00	250.00	0.00	350.00	0.00	1,500.00
6310 - LANDSCAPE REPLACEMENT	700 - The Legends Operating	0.00	0.00	0.00	5,024.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,024.80
TOTAL LANDSCAPE		2,355.00	2,755.00	2,355.00	7,879.80	2,355.00	2,355.00	2,355.00	2,355.00	2,605.00	2,355.00	2,705.00	2,355.00	34,784.80
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	700 - The Legends Operating	360.00	0.00	0.00	360.00	0.00	0.00	360.00	0.00	0.00	360.00	0.00	0.00	1,440.00
6550 - STREET LIGHT MAINTENANCE	700 - The Legends Operating	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1,000.00
6575 - SIGN/ENTRY MAINTENANCE	700 - The Legends Operating	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6580 - STREET REPAIR & MAINTENANCE	700 - The Legends Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6600 - SNOW REMOVAL	700 - The Legends Operating	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	1,000.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL MAINTENANCE		1,110.00	0.00	0.00	610.00	0.00	2,000.00	2,610.00	1,000.00	0.00	610.00	0.00	0.00	7,940.00
UTILITIES														
7100 - ELECTRICITY	700 - The Legends Operating	140.00	140.00	155.00	155.00	100.00	85.00	80.00	80.00	80.00	100.00	135.00	150.00	1,400.00
7500 - TELEPHONE	700 - The Legends Operating	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
7900 - WATER/SEWER	700 - The Legends Operating	250.00	390.00	350.00	250.00	150.00	40.00	40.00	40.00	40.00	110.00	150.00	190.00	2,000.00
TOTAL UTILITIES		610.00	750.00	725.00	625.00	470.00	345.00	340.00	340.00	340.00	430.00	505.00	560.00	6,040.00
TAXES/OTHER EXPENSES														
8800 - TAXES - CORPORATE	700 - The Legends Operating	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
TOTAL TAXES/OTHER EXPENSES		0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVE	700 - The Legends Operating	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00
TOTAL TRANSFER TO RESERVE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
TOTAL OPERATING EXPENSES		4,427.60	3,621.00	3,996.00	9,230.80	2,941.00	4,816.00	5,421.00	3,811.00	3,061.00	3,511.00	3,326.00	3,031.00	58,193.40

Income Accounts Total: \$58,193.40
Expense Accounts Total: \$58,193.40
Difference: \$0.00

HDROA FY2025

LEGENDS

Year: 2025

Notes: \$303/qtr. or \$101/mo.

48 Units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	702 - The LegendsReserve	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
9000 - TRANSFER FROM OPERATING	702 - The LegendsReserve	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00
TOTAL RESERVE INCOME		883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	10,600.00
EXPENSES														
9200 - ASPHALT & CONCRETE -RESERVES	702 - The LegendsReserve	21,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	26,950.00
9300 - GATES - RESERVES	702 - The LegendsReserve	13,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,500.00
9400 - LANDSCAPING & IRRIGATION - RESERVES	702 - The LegendsReserve	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
9600 - PAINTING & REPAIRS - RESERVES	702 - The LegendsReserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,545.00	0.00	0.00	1,545.00
9700 - PARK ELEMENTS - RESERVES	702 - The LegendsReserve	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
TOTAL RESERVE EXPENSES		21,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	51,495.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	21800
Concrete Repairs (2025)	5150
Gate Operators Exit Side (2024)	13500
Irrigation Systems Replacement (2025)	7500 ARS quotes 15450 for replacement, considering 50% for 2025
Repaint Metal Gates (2025)	1,545.00
Reseal Wood Trellis (2024)	2,000.00
TOTAL	51,495.00

HDROA FY2025

TRILLIUM

Year: 2025

Notes: \$139/qtr. or \$46.33/mo.

118 Units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	500 - Trillium Operating	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	5,467.33	65,608.00
4600 - INTEREST INCOME	500 - Trillium Operating	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	48.00
TOTAL OPERATING INCOME		5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	5,471.33	65,656.00
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	500 - Trillium Operating	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	3,432.24
8600 - RESERVE STUDY	500 - Trillium Operating	581.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	581.64
TOTAL ADMINISTRATIVE		867.66	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	286.02	4,013.88
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	500 - Trillium Operating	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
6310 - LANDSCAPE REPLACEMENT	500 - Trillium Operating	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,516.00	0.00	0.00	5,016.00
6360 - IRRIGATION REPAIR & MAINTENANCE	500 - Trillium Operating	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	750.00	0.00	2,000.00
TOTAL LANDSCAPE		4,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,750.00	3,516.00	1,750.00	1,000.00	19,016.00
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	500 - Trillium Operating	450.00	0.00	0.00	450.00	0.00	0.00	450.00	0.00	0.00	450.00	0.00	0.00	1,800.00
6550 - STREET LIGHT MAINTENANCE	500 - Trillium Operating	250.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	750.00
6575 - SIGN/ENTRY MAINTENANCE	500 - Trillium Operating	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
6580 - STREET REPAIR & MAINTENANCE	500 - Trillium Operating													0.00
6600 - SNOW REMOVAL	500 - Trillium Operating	0.00	0.00	0.00	0.00	0.00	500.00	500.00	400.00	0.00	0.00	0.00	0.00	1,400.00
TOTAL MAINTENANCE		1,750.00	0.00	0.00	450.00	250.00	500.00	950.00	400.00	250.00	450.00	0.00	0.00	5,000.00
UTILITIES														
7050 - INTERNET	500 - Trillium Operating	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
7100 - ELECTRICITY	500 - Trillium Operating	70.00	70.00	75.00	75.00	85.00	96.00	95.00	85.00	81.00	75.00	75.00	70.12	952.12
7500 - TELEPHONE	500 - Trillium Operating	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	1,944.00
7900 - WATER/SEWER	500 - Trillium Operating	650.00	650.00	700.00	550.00	225.00	180.00	180.00	180.00	200.00	300.00	400.00	500.00	4,715.00
TOTAL UTILITIES		14,292.32	3,629.04	3,684.04	4,434.04	3,719.04	4,185.04	5,084.04	3,974.04	5,190.04	9,216.04	4,884.04	3,479.16	9,711.12
TAXES/ OTHER EXPENSES														
'5860 - COMMUNITY EVENTS	500 - Trillium Operating	0.00	0.00	30.00	0.00	0.00	175.00	50.00	0.00	30.00	0.00	0.00	30.00	315.00
8800 - TAXES - CORPORATE	500 - Trillium Operating	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
TOTAL TAXES/OTHER EXPENSES		0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,115.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVES	500 - Trillium Operating	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
TOTAL TRANSFER TO RESERVE		2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
TOTAL OPERATING EXPENSES		23,059.98	7,065.06	8,920.06	8,320.06	7,405.06	8,121.06	9,470.06	7,810.06	9,626.06	15,618.06	9,070.06	6,915.18	65,656.00

Income Accounts Total: \$65,656.00
Expense Accounts Total: \$65,656.00
Difference: (\$0.00)

HDROA FY2025

TRILLIUM

Year: 2025

Notes: \$139/qtr. or \$46.33/mo.

118 Units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	502 - Trillium Reserve	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
9000 - TRANSFER FROM OPERATING	502 - Trillium Reserve	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
TOTAL RESERVE INCOME		2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	2,850.00	34,200.00
EXPENSE														
9200 - ASPHALT & CONCRETE -RESERVES	502 - Trillium Reserve	82,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	102,000.00
9275 - WALLS & FENCES - RESERVES	502 - Trillium Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,250.00	0.00	0.00	0.00	11,250.00
9400 - LANDSCAPING & IRRIGATION - RESERVES	502 - Trillium Reserve	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
9600 - PAINTING & REPAIRS - RESERVES	502 - Trillium Reserve	1,500.00	6,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
TOTAL RESERVE EXPENSES		83,500.00	6,500.00	0.00	0.00	10,000.00	0.00	0.00	0.00	31,250.00	0.00	0.00	0.00	131,250.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	82000
Concrete Repairs (park)	20000
Walls and Fences	11250
Irrigation Systems Replacement (2025)	10000
Painting Streetlight Poles (2024)	1,500.00
Painting gates and operator boxes	6,500.00
Total	131,250.00

ARS provides \$20,600 for replacement. CM considered half for park only

HDROA FY2025

WILDERNESS CAÑON

Year: 2025

Notes:

Notes: \$201/qtr. or \$67/mo.

19 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	800 - Wilderness Cañon Operating	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	15,276.00
4600 - INTEREST INCOME	800 - Wilderness Cañon Operating	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	19.20
TOTAL OPERATING INCOME		1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	1,274.60	15,295.20
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	800 - Wilderness Cañon Operating	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	640.08
8600 - RESERVE STUDY	800 - Wilderness Cañon Operating	96.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.32
TOTAL ADMINISTRATIVE		149.66	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	53.34	736.40
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	800 - Wilderness Cañon Operating	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	1,200.00
6310 - LANDSCAPE REPLACEMENT	800 - Wilderness Cañon Operating	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6360 - IRRIGATION REPAIR & MAINTENANCE	800 - Wilderness Cañon Operating	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	200.00
TOTAL LANDSCAPE		600.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	100.00	600.00	0.00	0.00	1,900.00
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	800 - Wilderness Cañon Operating	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
6580 - STREET REPAIR & MAINTENANCE	800 - Wilderness Cañon Operating	109.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.80
6600 - SNOW REMOVAL	800 - Wilderness Cañon Operating	0.00	0.00	0.00	0.00	0.00	275.00	275.00	0.00	0.00	0.00	0.00	0.00	550.00
TOTAL MAINTENANCE		334.80	225.00	225.00	225.00	225.00	500.00	500.00	225.00	225.00	225.00	225.00	225.00	3,359.80
UTILITIES														
7100 - ELECTRICITY	800 - Wilderness Cañon Operating	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
7500 - TELEPHONE	800 - Wilderness Cañon Operating	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	162.00	1,944.00
7900 - WATER/SEWER	800 - Wilderness Cañon Operating	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	550.00
TOTAL UTILITIES		212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	2,794.00
TAXES/ OTHER EXPENSES														
8800 - TAXES - CORPORATE	800 - Wilderness Cañon Operating	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
TOTAL TAXES/OTHER EXPENSES		0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVE	800 - Wilderness Cañon Operating	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00
TOTAL TRANSFER TO RESERVE		540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00
TOTAL OPERATING EXPENSES														15,295.20

Income Accounts Total:	\$15,295.20
Expense Accounts Total:	\$15,295.20
Difference:	\$0.00

HDROA FY2025

WILDERNESS CAÑON

Year: 2025

Notes:

Notes: \$201/qtr. or \$67/mo.

19 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	802 - Wilderness Cañon Reserve	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	804.00
9000 - TRANSFER FROM OPERATING	802 - Wilderness Cañon Reserve	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00
TOTAL RESERVE INCOME		607.00	607.00	607.00	607.00	607.00	607.00	607.00	607.00	607.00	607.00	607.00	607.00	7,284.00
EXPENSE														
9200 - ASPHALT & CONCRETE -RESERVES	802 - Wilderness Cañon Reserve	9,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,800.00
9600 - PAINTING & REPAIRS - RESERVES	802 - Wilderness Cañon Reserve	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
TOTAL RESERVE EXPENSES		11,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,300.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	9800.00
Painting fence and gates(2024)	1,500.00
TOTAL	11,300.00

HDROA FY2025

WILDERNESS COMPOUND

Year: 2025

Notes: \$135/qtr or \$45mo

26 units

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4100 - HOMEOWNER ASSESSMENTS	600 - Wilderness Compound Operating	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	14,040.00
4600 - INTEREST INCOME	600 - Wilderness Compound Operating	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00
TOTAL OPERATING INCOME		1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	14,052.00
EXPENSES														
ADMINISTRATIVE														
5400 - INSURANCE	600 - Wilderness Compound Operating	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	753.60
8600 - RESERVE STUDY	600 - Wilderness Compound Operating	128.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.16
TOTAL ADMINISTRATIVE		190.96	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	62.80	881.76
LANDSCAPE														
6300 - LANDSCAPE MAINTENANCE	600 - Wilderness Compound Operating	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
TOTAL LANDSCAPE		350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
MAINTENANCE														
6100 - GATE & GUARDHOUSE MAINTENANCE	600 - Wilderness Compound Operating	150.00	0.00	0.00	0.00	0.00	126.00	150.00	0.00	0.00	0.00	0.00	150.00	576.00
6550 - STREET LIGHT MAINTENANCE	600 - Wilderness Compound Operating	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
6580 - STREET REPAIR & MAINTENANCE	600 - Wilderness Compound Operating													0.00
6600 - SNOW REMOVAL	600 - Wilderness Compound Operating	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	0.00	0.00	0.00	0.00	750.00
TOTAL MAINTENANCE		400.00	0.00	0.00	0.00	0.00	376.00	400.00	250.00	0.00	0.00	0.00	150.00	1,576.00
UTILITIES														
7100 - ELECTRICITY	600 - Wilderness Compound Operating	29.00	30.00	30.00	30.00	31.00	32.00	32.00	31.00	30.00	30.00	30.00	29.24	364.24
7500 - TELEPHONE	600 - Wilderness Compound Operating	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	2,880.00
7900 - WATER/SEWER	600 - Wilderness Compound Operating													0.00
TOTAL UTILITIES		269.00	270.00	270.00	270.00	271.00	272.00	272.00	271.00	270.00	270.00	270.00	269.24	3,244.24
TAXES/OTHER EXPENSES														
8800 - TAXES - CORPORATE	600 - Wilderness Compound Operating	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL TAXES/OTHER EXPENSES		0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
TRANSFER TO RESERVE														
8900 - TRANSFER TO RESERVE	600 - Wilderness Compound Operating	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
TOTAL TRANSFER TO RESERVE		325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
TOTAL OPERATING EXPENSES		1,534.96	1,007.80	1,257.80	1,007.80	1,008.80	1,385.80	1,409.80	1,258.80	1,007.80	1,007.80	1,007.80	1,157.04	14,052.00

Income Accounts Total:	\$14,052.00
Expense Accounts Total:	\$14,052.00
Difference:	\$0.00

HDROA FY2025

WILDERNESS COMPOUND

Year: 2025

Notes: \$135/qtr or \$45mo

		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
INCOME														
4610 - INTEREST/DIVIDEND INCOME - RESERVE	602 - Wilderness Compound Reserve	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
9000 - TRANSFER FROM OPERATING	602 - Wilderness Compound Reserve	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	4,740.00
TOTAL RESERVE INCOME		720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	8,640.00
EXPENSES														
9200 - ASPHALT & CONCRETE -RESERVES	602 - Wilderness Compound Reserve	21,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,150.00	0.00	0.00	0.00	26,150.00
9275 - WALLS & FENCES - RESERVES	602 - Wilderness Compound Reserve	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
9600 - PAINTING & REPAIRS - RESERVES	602 - Wilderness Compound Reserve	1,500.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00
TOTAL RESERVE EXPENSES														43,025.00

ARS Reserve Study - Project Lists for FY2024 (uncompleted) and FY2025

Asphalt Seal Coating/ Crack Repairs (2024)	21,000.00
Concrete Repairs (2025)	5,150.00
Decorative Metal Gates/Fence Resealing	1,500.00
Lighting - Street Light Pole painting	375.00
Subtotal	28,025.00
ADDITIONAL RESERVE EXPENSE	
CM has included wall repairs for village interior	15,000.00
TOTAL EXPENSES	43,025.00

Dear Voting Members and Alternates,

Among the many issues whose resolution depends on amending the governing documents, the Board and the Documents Review Committee (DRC) have identified two which require attention before this year's annual election:

1. **Beginning and end dates for Director terms.** Several candidates who have not served previously on the Board are likely to be elected at this year's Annual Meeting, and the continuing Directors will have only one year's experience. Approving the proposed amendments now will provide the new Directors with much needed time to come up to speed and will give the current Board time to deal with three major current situations: transition to a new landscape contractor, ongoing negotiations regarding a new community management contract, and the future resolution of the existing lawsuit.
2. **Term for Board-appointed Directors to fill vacancies.** A long-standing but previously unnoticed conflict between our Bylaws and the NM Non-Profit Act has caused confusion and needless complexity in the past. Although State law always takes precedence, correcting the Bylaws now will avoid future confusion.

Please read the enclosed Guide to the Proposed Amendments for a more complete and detailed explanation. Questions or comments should be emailed to hddocreview@googlegroups.com or highdesertboard@hoamco.com.

On the enclosed form, please mark your approval or disapproval for each of the proposed amendments.

Please indicate your village, check whether you are a Voting Member or Alternate Voting Member, sign, and date your form.

Completed and signed forms may be returned by US mail in the enclosed envelope, by email to highdesertmanager@hoamco.com, or by hand delivery to the HOAMCO office. Forms received after COB, **Tuesday, April 22, 2025**, will not be counted.

Please Respond; to be adopted, each amendment must be approved by Voting Members or eligible Alternate Voting Members representing 75% of the HDROA owners/members. Even with overwhelming approval, the amendments will fail if just a few Voting Members don't return the form.

Summary results will be posted on the website.

Thank you for your responsiveness.

Sincerely,

George Marsh

President, High Desert Residential Homeowners' Association

A GUIDE TO THE PROPOSED AMENDMENTS TO THE HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION BY-LAWS FOR VOTING MEMBERS

The Board of Directors is the governing body of High Desert Residential Owners Association ("the Association"). The current By-Laws of the Association¹ provides for the election of seven (7) directors for two (2) year terms each.

The election of directors take place at the Association's annual meeting that occurs during the latter half of the month of April.

At that time, Voting Members elect either three directors or four directors, since the elections are staggered.

The By-Laws do not provide a specific date when the director's term begins. Instead, the directors who are elected at the annual meeting board take their seat at an organization meeting within ten (10) days after the annual meeting.

THE PROPOSED AMENDMENTS

There are four proposed amendments to the By-Laws. Three of the proposed amendments (Nos. 1, 3 and 4) pertain to changing the date when a director's term of office begins and the date when officers of the Association are elected by the Board. The fourth proposed amendment (No. 2) would change the term of a director appointed to fill a vacancy to conform with state law.

The amendments to the By-Law sections follow the numerical order of the sections. This convention results in the proposed amendments not being in topical order.

Amendments to the By-Laws require the affirmative vote or written consent, or any combination thereof, of the Voting Members representing 75% of the total votes in the Association. (See By-Laws, Section 6.6.(a)).

I. AMENDMENTS RELATING TERM OF DIRECTORSHIP AND ELECTION OF OFFICERS

Proposed Amendment 1 would amend By-Laws Section 3.4 to provide a definite date when the term of a board directorship begins. July 1 is proposed as it coincides with the

¹ The current By-Laws are entitled "Fourth Amended and Restated By-Laws of High Desert Residential Owners' Association".

Association's fiscal year, which begins on July 1. Without markup, amended Section 3.4 would read

Section 3.4 Election and Term of Office. Directors shall be elected to two-year, staggered terms and shall serve until the terms of their successors begin. The term of each director shall begin on July 1 following said directors' election to the Board of Directors

Proposed Amendment 3 in turn simply would repeal By-Laws Section 3.6 that currently requires the first meeting of the Board of directors to be held within 10 days from the date of the annual meeting. Current Sections 3.7-3.21 would be renumbered 3.6-3.20.

Finally, **Proposed Amendment 4** would amend By-Laws Section 4.2 to require that an organizational meeting of the Board of Directors to elect officers be held within the first 10 days of the new fiscal year beginning on July 1. Without markup, amended Section 4.2 would read

Section 4.2. Election and Term of Office. The officers of the Association shall be elected annually by the Board of Directors at an organizational meeting of the Board of Directors to be held within the first 10 days of July.

**BOARD'S STATEMENT IN SUPPORT OF PROPOSED AMENDMENTS 1, 3, AND 4 TO THE
ASSOCIATION'S BY-LAWS.**

As a practical matter, the directors who are annually elected start their two year term in the tenth month of the Association's fiscal year (May). By this time, the budget for the next fiscal year has already been adopted. What often remains is voting to approve one or more of the major contracts that the Association enters into for landscaping, security and management. That means potentially three or four new members will be tasked with voting on these important decisions without having participated in the contractor selection and review process, perhaps simply defaulting to the judgment of the other directors.

Also, the election of the Association's officers (i.e., president, vice president, treasurer and secretary) from members of the Board customarily takes place at this meeting. New directors do not have the opportunity to propose different candidates or a slate of candidates for the ensuing year. This may prevent new members from making changes to the direction of the Association.

Many directors have said that the current transition period does not allow for a sufficient orientation period that a later term starting date, here July 1, would provide.

Having the directors continue to the end of the fiscal year also makes sense from the standpoint of accountability, since the entire board is responsible for all decisions made during a given fiscal year.

The Board of Directors recommends a YES vote in favor of Amendments 1, 3 and 4.

II. THE AMENDMENT RELATING TO THE TERM OF A DIRECTOR APPOINTED BY BOARD TO FILL VACANCY

Proposed Amendment 2 would amend the third unnumbered paragraph of ByLaws Section 3.5 to provide that the term of a director appointed as a successor by the Board to fill a vacancy is for the remainder of the original director's term instead of to the next annual election. Without markup, the amended paragraph would read

In the event of the death, disability, or resignation a director, the Board may declare a vacancy and appoint a successor to fill the vacancy for the remainder of said director's term.

BOARD'S STATEMENT IN SUPPORT OF PROPOSED AMENDMENT 2 TO THE ASSOCIATION'S BY-LAWS.

The Association was incorporated under the laws of the State of New Mexico as a nonprofit corporation in 1993. The New Mexico Nonprofit Corporations Act ("NCA") provides that when a vacancy occurs on the board of directors, the director appointed (or elected) to fill the vacancy serves out the remainder of the term of the director he or she replaces (See NMSA 1978 § 53-8-19 B).

By-Laws Section 3.5 currently provides that the Board initially fills a vacancy until the next annual meeting, at which time the Voting Members then elect a successor for the remainder of the original term. The By-Laws clearly are in conflict with the NCA in this respect.

The by-laws of a nonprofit corporation cannot be in conflict with state law. While the NCA allows for a great deal of latitude with respect to internal governance, it clearly provides that when a director is appointed by the board, the successor director serves for the remainder of the term of the director so replaced.

Not taking action risks present and future confusion regarding the term of a director appointed to fill a vacancy. To follow the current hybrid appointment/election procedure can create the potential for challenges to certain actions of the Board.

This situation is not simply academic. Last year, the Board appointed David Enos as a director to fill the vacancy created when Jay Newton-Small's resigned shortly after having been elected at the 2024 annual meeting. The NCA provides that Director Enos will serve out the remainder of the term of Director Newton-Small's and trumps any conflicting provision of the By-Laws.

The Board of Directors recommends a YES vote in favor of Amendment 2.

PROPOSED AMENDMENTS TO THE BY-LAWS OF HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION, INC.

The following AMENDMENTS to the FOURTH AMENDED AND RESTATED BY-LAWS OF HIGH DESERT RESIDENTIAL OWNERS' ASSOCIATION, INC. (hereinafter, "the By-Laws") are submitted to the Voting Members of High Desert Residential Owners' Association (hereinafter, "the Association") for approval pursuant to Section 6.6 of Article VI of the By- Laws.

AMENDMENT 1.

Shall Section 3.4 of Article III of the By-Laws be amended to read as follows?

Section 3.4 Election and Term of Office. Directors shall be elected to two-year, staggered terms and shall serve until [the terms of] their successors [begin]. [The term of each director shall begin on July 1 following said directors' election to the Board of Directors.]

YES _____

NO _____

AMENDMENT 2.

Shall the third unnumbered paragraph of Section 3.5 of Article IV of the By-Laws be amended to read as follows?

Section 3.5. Removal of Directors and Vacancies. ...In the event of the death, disability, or resignation a director, the Board may declare a vacancy and appoint a successor to fill the vacancy [~~until the next annual meeting, at which the Voting Members may elect a successor~~] for the remainder of [the] [said director's] term.

YES _____

NO _____

AMENDMENT 3.

Shall Section 3.6 of Article III of the By-Laws be repealed in its entirety?

[3.6 Organizational Meetings. The first meeting of the Board of Directors following each annual meeting the membership shall be held within 10 days thereafter at such time and place the Board shall fix.]

YES _____

NO _____

AMENDMENT 4.

Shall Section 4.2 of Article IV of the By-Laws be amended to read as follows?

Section 4.2. Election and Term of Office. The officers of the Association shall be elected annually by the Board of Directors at [~~the first~~][an organizational] meeting of the Board of Directors [to be held within the first 10 days of July] [~~following each annual meeting of the Voting Members~~].

YES _____

NO _____

Strikethrough in brackets [] indicates language to be stricken.

Underscored in brackets [] indicates language to be added.

Village _____ Voting Member ____ Alternate _____

Printed Name

Signature

Date

**High Desert Residential Owners Association
Community Events Committee Charter**

Adopted April 15, 2025

AUTHORITY

WHEREAS, pursuant to Article V, Section 5.1 of the High Desert Residential Owners Association By-Laws, the Board of Directors may appoint such committees as it deems appropriate to perform such tasks and to serve for such periods as the Board may designate by resolution.

WHEREAS, pursuant to Article V, Section 5.1, each Committee shall operate in accordance with the terms of such resolution.

WHEREAS, pursuant to Article V, Section 5.1., recommendations for community events with members and other stakeholders in High Desert Residential Owners Association shall be made to the Board of Directors by the Community Events Committee.

WHEREAS, pursuant to Amended and Restated Declaration of Covenants, Article IV, Section 4.4, the Association, by contract or other agreement, may enforce county or city ordinance, if applicable. Each group shall operate in accordance with the terms of such resolution.

WHEREAS, the Board of Directors has developed a Community Events Committee Charter for the purpose of providing the Community Events Committee with the purpose, responsibilities, and organization of the committee and to clarify its expectations to the Board of Directors on any issue pertinent to the Community Events Committee.

NOW, THEREFORE the High Desert Residential Owners Association Board of Directors hereby adopts the High Desert Residential Owners Association Community Events Committee Charter.

IN WITNESS WHEREOF, the High Desert Residential Owners Association hereby executes this Community Events Committee Charter by and through its authorized representatives on the date and year here written.

High Desert Residential Owners Association

BY: _____
George Marsh, PRESIDENT

DATE: _____

High Desert Residential Owners Association Community Events Committee Charter

PURPOSE

The purpose of the Community Events Committee is to provide recommendations to the Board of Directors on community events for residents of HDROA and other stakeholders and to perform the responsibilities listed below.

High Desert Residential Owners Association will maintain insurance for sanctioned volunteer committees and events. The Board must be notified in advance of volunteer events, and a list of volunteers may be requested by the Board. The Board needs to confirm each year that volunteers are covered.

RESPONSIBILITIES

The Committee possesses no authority to make decisions or act on behalf of the Association in any manner unless such action is authorized by the Board of Directors. Upon the formation of the Committee, the Committee will:

- Meet periodically to address the particular needs and processes for periodic events to benefit the members, residents, and other stakeholders of HDROA.
- Recommend appropriate ideas to enhance community spirit.
- Recommend policies and procedures to the Board pertaining to HDROA community activities as needed.
- Provide oversight of community activities for HDROA that could include an opera trip, a picnic, and other appropriate events.
- Provide general oversight of contractors and service providers hired by HDROA for community events such as planners, caterers, entertainers, et al.
- Provide for a bi-annual NMDOT Adopt A Highway program.
 - This includes NMDOT “Adopt A High Agreement and Permit”
 - NMDOT “Recommended Safety Tips”
 - Notify NMDOT of cleanup dates. Send clean up report to NMDOT and forward the report to the Community Manager for the Board meeting. This report should include a list of participants for insurance coverage if needed.

**High Desert Residential Owners Association
Community Events Committee Charter**

- Keep records of Committee meetings.
- Report to the Board of Directors regularly or as requested by the Board of Directors.
- Abide by the Code of Conduct for Committee Members.
- The Committee will agree by majority vote the final recommendations to be brought to the Board of Directors. The Board of Directors reserves the right to review the recommendations and require the committee to reconvene.

ORGANIZATION

As required by the High Desert Residential Owners Association Amended and Restated Declaration of Covenants, Conditions and Restrictions, and By-Laws, the Committee shall:

- Be appointed by the Board.
- Serve at the discretion of the Board.
- Consist of a Chairperson who will be a member of the High Desert community.
- Consist of other reasonably required members who will be members of the High Desert community.
- Meet in a place and at a time that will allow for effective and productive outcome.
- Sign and date the Code of Conduct for Committee Members.

NEW BUSINESS
 CONCRETE BIDS FOR REPAIRS IN
 HIGH DESERT AND GATED VILLAGES

High Desert
 Concrete Bids Summary

High Desert

Area: Sidewalk outside of western pedestrian gate at Desert Mountain & sidewalk outside Solterra, and mailbox pad at Desert Song

Vendor	Cost	Tax	Total	Notes
Mountain Side Contractors	4,990.00	380.49	5,370.49	All Areas: \$4990.00
Polished Concrete	7,570.00	577.21	8,147.21	Desert Mountain: \$4030, Solterra: 1500, \$Desert Song: \$1500 (no tax in breakout)
Sunland Asphalt	19,526.42	1,488.89	21,015.31	Desert Mountain: \$6,639.21, Solterra: \$8621.31, Desert Song: \$5754.78

The Legends

Area: Park, and concrete in front of 2 homes on Ghost Flower (at water meters)

Vendor	Cost	Tax	Total	Notes
Mountain Side Contractors	3,350.00	255.44	3,605.44	No breakout for park and homes, all one cost
Polished Concrete	5,500.00	419.38	5,919.38	Park: \$2500, Homes: \$3000
Sunland Asphalt	6,158.84	469.61	6,628.45	No breakout for park and homes, all one cost

Trillium

Area: Park, and concrete in front of 2 homes on Desert Marigold & Trillium Trail (at water meter)

Vendor	Cost	Tax	Total	Notes
Mountain Side Contractors	19,950.00	1,521.19	21,471.19	No break out for park and homes, all one cost
Polished Concrete	30,368.75	2,315.62	32,684.37	Park: \$26,468.75, Homes: \$3900
Sunland Asphalt	65,609.42	5,002.72	70,612.14	Park: \$55,345.59, Homes: \$10,263.83

Wilderness Compound

Area: One driveway apron and one curb at south end of Foothills Trail

Vendor	Cost	Tax	Total	Notes
Mountain Side Contractors	4,950.00	377.44	5,327.44	No break out for apron and curb
Polished Concrete	4,000.00	305.00	4,305.00	Apron: \$2500, Curb: \$1500
Sunland Asphalt	0.00	0.00	0.00	No bid provided

NEW BUSINESS
 ROOF AND STUCCO REPAIR BIDS FOR
 DESERT MOUNTAIN POOL HOUSE

Desert Mountain
 Pool House Roof and Stucco Repairs

Roof and Parapet Repairs/Stucco

Vendor	Cost	Tax	Total	Notes
Marquez General Contractor	5,000.00	381.25	5,381.25	5 year warranty on roof, 4 year warranty for stucco
Ortiz Construction	14,000.00	1,067.50	15,067.50	
Triple J Roofing	7,150.60	545.59	7,696.19	Warranty - 3 years workmanship and 20 years on materials

Stucco of Remaining Building

Vendor	Cost	Tax	Total	Notes
Marquez General Contractor	4,500.00	343.13	4,843.13	5 year warranty on roof, 4 year warranty for stucco
Ortiz Construction	6,200.00	472.75	6,672.75	Warranty not listed
Triple J Roofing	6,350.00	484.50	6,834.50	Warranty - 3 years workmanship and 20 years on materials

Grand Totals	Cost	Tax	Total
Marquez General Contractor	9,500.00	724.38	10,224.38
Ortiz Construction	20,200.00	1,540.25	21,740.25
Triple J Roofing	13,500.60	1,030.09	14,530.69

Tax rate differs from bid to summary, but will be corrected to match summary



2113 E. Kerry Lane, Phoenix, Arizona 85024
(602) 569-0288

High Desert Residential Owners Association
c/o HOAMCO
10555 Montgomery Boulevard N.E
Building 1, Suite 100
Albuquerque, NM 87111

March 28, 2025

Invoice # 11849

In Reference To: Community Association Management RFP

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
2/4/2025	KG Consulting Email communications with proposers advising of venue change for interviews. 2024 Community Association Management RFP	0.10 200.00/hr	20.00
2/11/2025	KG Consulting Meeting with HDROA Board; conduct management company interviews with Cohere Life, Castle Group and HOAMCO. 2024 Community Association Management RFP	7.00 200.00/hr	1,400.00
2/13/2025	KG Consulting Follow up with HDROA Board with presentations from Castle Group and HOAMCO. 2024 Community Association Management RFP	0.10 200.00/hr	20.00
2/27/2025	KG Consulting ZOOM call with George Marsh and Mark Vandervoort. 2024 Community Association Management RFP	0.20 200.00/hr	40.00
2/28/2025	KG Consulting Email to proposers advising of 30 day extension for decision on contract award. 2024 Community Association Management RFP	0.20 200.00/hr	40.00
3/4/2025	KG Consulting Call with George Marsh and Mark Vandervoort re rationale for pushing out HOA management company RFP decision date to end of Q2. 2024 Community Association Management RFP	0.50 200.00/hr	100.00
3/20/2025	KG Consulting Telephone call with Mark Vandervoort. 2024 Community Association Management RFP	0.20 200.00/hr	40.00
3/21/2025	KG Consulting Telephone call with Justin Scott and Stacy Maule of HOAMCO re extension of current HOAMCO management agreement; email	0.20 200.00/hr	40.00

		<u>Hrs/Rate</u>	<u>Amount</u>
	communications. 2024 Community Association Management RFP		
3/25/2025 KG	Consulting Email communications with Castle Group, Cohere Life, and HOAMCO re extension of proposals to October 1, 2025 per conversation with Mark Vandervoort. 2024 Community Association Management RFP	0.20 200.00/hr	40.00
3/27/2025 KG	Consulting Email communications; transmit additional confirmation information to proposers. 2024 Community Association Management RFP	0.20 200.00/hr	40.00
For professional services rendered		8.90	\$1,780.00
Additional Charges :			
		<u>Qty/Price</u>	
2/13/2025 KG	Travel Expenses Travel expenses for landscape maintenance company interviews: UBER to/from airport \$79.32, airfare \$484.96, rental car \$246.72, hotel \$752.20--expenses split 50/50 with HDROA landscape maintenance interviews. 2024 Community Association Management RFP	1 781.60	781.60
Total additional charges			\$781.60
Total amount of this bill			\$2,561.60
Previous balance			\$6,160.00
Total payments			(\$6,160.00)
Balance due			<u><u>\$2,561.60</u></u>

Task Order 2
High Desert Residential Owners Association
and
Green Summit Landscape Management, LLC
Professional Services Agreement

High Desert Residential Owners Association (the “Association”) and Green Summit Landscape Management, LLC (the “Independent Contractor”) entered into a Professional Services Agreement (“Agreement”) on March 13, 2025.

In accordance with Article 12 of the Professional Services Agreement between the Association and Independent Contractor, both parties wish to expand the Agreement as follows for Task Order #2, to address landscape maintenance services in the High Desert private gated villages. Task Order #2 requires separate monthly invoicing for each private gated village, divided evenly over a 12-month period.

Addendum 2 of the Agreement stipulates hourly rates for services with the Independent Contractor and approximate costs for landscape services in private gated villages. Information below further details the necessary services required for maintenance in the eight (8) private gated villages.

The Canyons have no specific requirements or restrictions for landscape maintenance, other than such maintenance specifications already agreed to in the Agreement. Service will be provided weekly. Services areas were included in Area Map 33, common areas outlined in blue, although some common area service information will be amended for accuracy.

Chaco Compound, previously referred to as Chaco Canyon, has no common area within its gates. Once per month service will be provided for weed and debris control in the streets and along the curblines. Please refer to Area Map 30 for location.

Desert Mountain: Common areas service will include the landscape surrounding the village pool, in addition to other common areas. Services areas were included in Area Map 34, common areas outlined in blue, although some common area service information will be amended for accuracy. Service requirements as follows:

1. All curbs, gravel and landscape plantings inside of East & West vehicle entry gates and inside 3 pedestrian gates will be blown free of debris on a monthly basis, as well as policing for trash, weeds and cleaned for a neat appearance.

High Desert Residential Owners Association, Inc.

2. Dead or damaged plants in these areas will be replaced as needed with the approval of the Association.
3. Grass will be trimmed weekly and fertilized as recommended.
4. Seasonal cleanup to include removing fallen leaves in Fall and trimming plants and trees in Fall/Spring, performed weekly during these seasonal needs.
5. Two areas on Goldfield Place marked on either side by bollards, will be blown free of clippings and debris on a monthly basis, as-well-as policing for trash, weeds and cleaned for a neat appearance. Dead or damaged plants in these areas will be replaced as needed, with the permission of the Association.
6. Grass, shrubs, trees and other landscaping around the pool both inside and outside the pool fence will be maintained weekly, to mitigate debris from entering the pool and spa. Dead or damaged plants and trees will be replaced with the permission of the Association.
7. Landscape maintenance will also include the small island on Bobcat Hill Place, adjacent to the pool.

The Enclave has no specific requirements or restrictions for landscape maintenance, other than such maintenance specifications already agreed to in the Agreement. Service will include weed and debris control in the streets and along the curblines. Please refer to Area Map 31 for common area service locations, common areas outlined in blue, although some common area service information will be amended for accuracy. Service will be provided weekly.

The Legends landscape maintenance for the front yards of homes and common areas will be performed weekly. Independent Contractor must achieve a neat, uniform and orderly appearance. Please refer to Area Map 31. Service requirements as follows:

1. Collecting and disposing of leaves and other debris. Leaf clean up in the Fall shall be performed every other week to avoid leaf debris being blown into adjacent properties.
2. Trimming and pruning of shrubs, trees and plants.
3. Sidewalks, paths and driveways must be clear and accessible.

High Desert Residential Owners Association, Inc.

4. Removing weeds from gravel and common areas and front yard. Raking and leveling of gravel in all locations.
5. Grass will be trimmed weekly and fertilized as recommended.
6. Operation and maintenance of fountain at the park.

Additionally, it will be a requirement to assist Legends residents starting up their irrigation in the Spring and shutting down their irrigation in the Fall, in Phase 2 of the development, as the irrigation is controlled by individual irrigation controllers located in the garages of each resident, subject to right of entry granted under Section 13.5 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the High Desert Residential Owners Association. Phase 1 front yards have their irrigation tied to the master controller for The Legends and will be controlled as needed.

Phase 2 properties include:

<u>Ghost Flower Trail</u>	<u>Cliffbrush Lane</u>	<u>Mojave Aster Way</u>
6200	6301	6300
6204	6305	6304
6208	6309	6308
6212	6315	6301
6216	6319	6305
6220	6323	6309
6224	6327	6315
6228	6331	
6301	6335	
6305	6339	
6309	6343	

Trillium common areas leading from the entry gate on Trillium Trail to the park, the park, seven islands, and three medians, as well as walkways leading to pedestrian gates require maintenance in accordance with the specifications already agreed to in the Agreement. Services areas were included in Area Map 34, common areas outlined in blue, although some common area service information will be amended for accuracy. Service will be provided weekly. Service requirements as follows:

1. Weed and debris control in the streets and along the curblines.
2. Leaf clean up in the Fall shall be performed every other week to avoid leaf debris being blown into adjacent properties.

High Desert Residential Owners Association, Inc.

3. Grass will be trimmed weekly and fertilized as recommended.

Wilderness Cañon has no specific restrictions or requirements for landscape maintenance beyond the specifications already agreed to in the Agreement. Common area is limited to a 2-tiered wall directly inside the village (corner of Elevada Trail and Piedra Canto Way). Wilderness Cañon will have service provided two times per year, in April and in October. This will include irrigation start up and shut down. Services areas were included in Area Map 20, common areas outlined in blue, although some common area service information will be amended for accuracy.

Wilderness Compound has no specific restrictions or requirements for landscape maintenance beyond the specifications already agreed to in the Agreement. Services areas were included in Area Map 35, common areas outlined in blue, although some common area service information will be amended for accuracy. Detention pond shown in yellow will be cleaned out bi-annually. Service for weed and debris control in the streets and along the curblines. Service will be provided weekly, unless otherwise specified.

This Addendum shall be effective upon being signed by both parties.

INDEPENDENT CONTRACTOR

THE ASSOCIATION

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Brandy J. Hetherington

Subject: FW: Stucco question

From: Frances Browning [REDACTED]
Date: 3/27/25 11:44 AM (GMT-07:00)
To: "Brandy J. Hetherington" <BHetherington@hoamco.com>
Subject: RE: Stucco question

Thanks, Brandy - that's what I was afraid of and didn't want to jump out doing something not allowed. We did get the bid separated for house and wall, so I do have a price but don't know if it would be acceptable. If not, maybe we could negotiate the amount of reimbursement.

This is being done by FBA Construction, the wall is measured at 60 lineal feet and cost is \$1450.

If you could check with the board and let me know, I'd appreciate it!
Frances

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

From: "Brandy J. Hetherington" <BHetherington@hoamco.com>
Date: 3/27/25 11:21 AM (GMT-07:00)
To: Frances Browning [REDACTED]
Subject: RE: Stucco question

Frances, I'm so sorry I failed to respond to your first email.

I reviewed the plat maps and the governing documents just to be sure of the maintenance obligation, and the wall, since it faces right of way, would be the village's responsibility to repair. If you like, I can reach out to the Board and see if they would allow you to restucco this wall and the village could reimburse you for that particular cost. Let me know if you think this would work for you.

Thank you.

Sincerely,

Brandy Hetherington, CMCA

From: Frances Browning [REDACTED]

To: Brandy J. Hetherington <bhetherington@hoamco.com>

Sent: Thursday, March 20, 2025 at 06:03:12 PM MDT

Subject: Stucco question

Hi, Brandy,

We are getting initial information about needed restuccoing of our house and I have a quandry. The wall beside our driveway was stuccoed by the builder when we moved in and has been restuccoed once by the HOA. It also could use restuccoing and it would be nice if it was done at the same time as our house so the stucco would match. However, I don't know if we're allowed to do that since it is a common wall. What is your advice?

Thanks,

Frances

From: Caroline Enos

Sent: Tuesday, March 18, 2025 6:38 PM

To: Brandy J. Hetherington <BHetherington@hoamco.com>

Subject: Request for financials to be secured

Importance: High

Hi Brandy,

I did not see the opportunity to share my request in Open Forum in today's meeting.

I would like to propose that we secure all our financial information on the website behind homeowner passwords. We already use a passcode to look up some information.

Thanks for your consideration.

Caroline Enos – Trillium Voting Member Representative