

**North Ranchos de Placitas Property Owners Association General Meeting
September 15, 2018**

Board Attendees

Vicki Gottlieb, President
John Walker, Vice President
Kristine Harriger, Treasurer
Emily Phillips, Secretary
Jim Gay, Architectural Chair

Absent

Ted Harris, Roads Committee Chair
Rick Mardsen, Safety Committee Chair
Trey Young, Water Board President

Gottlieb called the meeting to order at 3:00pm with approximately twenty-five (25) members in attendance. Current board members were introduced, acknowledging newly-elected board President Vicki Gottlieb and new board member and Secretary Emily Phillips. The meeting paused briefly for a farewell song for former Secretary Bill Kroenke who is moving to Ohio. Bill responded with parting remarks and a song.

Phillips read the September 30, 2017 general meeting minutes. There were no corrections or additions. Minutes for this meeting will be posted online.

In response to a question about pressure in the Water Board's system, Gottlieb contacted Trey Young, Water Board President, after the meeting and learned that the gravity feed system is maintained with pressure regulator valves between 40 – 80 psi. There is a 500-foot elevation difference from tank to lowest property in RdPPOA.

In response to a question, the tax decrease per the defeat of county hospital taxes was applied to November 2017 property taxes. Assuming little or no change in property valuation, each property owner should have had about a 17% decrease in their tax bill.

President's Report

Gottlieb formally welcomed all property members in attendance. She announced that the new location for the general meeting, the Placitas Community Senior Center, is free in anticipation of potential vote to purchase and install three additional fire hydrants. She mentioned there are unit director openings.

Treasurer's Report

Harriger reported total income of \$364.75 and total expenses of \$1,098.16 during the current fiscal year, January 1 - September 14, 2018. Assets include total cash and bank accounts of \$23,851.37. Total equity of \$22,351.37 includes a \$1,500.00 architecture compliance deposit. It was noted that current assets were likely from dues accumulated over the years; however, there are no records to confirm the source(s).

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In response to questions Harriger replied that last year's dues holiday, which was based on our large accumulated assets amount, accounts for low income figure this fiscal year; and our board suggested to the Water Board that RdPPOA help pay for additional fire hydrants and installation from our assets as discussed at the September 2017 general meeting.

Architecture Committee Report

Gay reported no new construction in the works and the following:

Modifications:

- 18 Arroyo Venada: Kenneth Erickson enclosing carport
- 24 Tejon Canyon: Keith Gordon garage extension
- 21 Tejon Canyon: David Hamlin and Robert Wiley home remodel

Completed:

- 51 Camino Redondo: Chris and Cathy DeLong new construction
- 28 Las Huertas Road: Cheryl Gibbs storage/workroom addition

Road Committee Report (presented by Gottlieb)

Harris, who served five years as chair, is prepared to step down when a new Road Chair takes his place. His contact at the county left with no permanent replacement yet. Gayle Reinhart, who couldn't attend the general meeting, met with Harris subsequent to the general meeting; and is now the new Road Chair. Please contact Reinhart directly if you note any new hazardous road conditions. Her contact information is available on our website.

The major difference between our roads versus those in Overlook is the two developments were constructed at different times and under different regulations. The county took over maintenance of our roads before current standards applied. Most of our roads are oil with gravel on top and are only 3/4 inches thick. Overlook roads likely have two inches of paving, as well as guardrails, curbing as necessary, drainage measures, and sight distance addressed. Our roads don't have drainage addressed properly, have limited guardrails, and don't have sight distance addressed.

Safety Committee Report (presented by Gottlieb)

The full title of the committee is Safety and Communication Committee. The purpose of the committee per the bylaws is "to represent the association [RdPPOA] in any and all matters relating to fire service or safety where common interests may be served and provide and maintain an association website and email communication system."

Postage use will be avoided for communication whenever possible; therefore, it has become important for emergencies to compile a current email list for all property owners.

Water Board Report (presented by Gottlieb)

Gottlieb reported that a new well was dug and is currently being brought on line.

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New Business

Many thanks to former President Janice Saxton and Rick Marsden, Safety Committee Chair, who researched and vetted the suggestion, made at the October 2016 general meeting, to purchase and install three additional fire hydrants. All property owners were notified in early September 2018 about a majority vote of eligible property owners, i.e. those with current 2017 dues, needed to approve a \$15,000 transfer of funds from RdPPOA to the Water Board for the hydrants. Email responses and a vote at the meeting yielded 47 'yes' and two 'no' votes. 46 votes constituted a majority of the eligible property owners.

The meeting was adjourned at 4:00 pm.