

Eastern Sandoval Citizens Association

Minutes of April 8, 2019 Board Meeting

1. Meeting called to order at 4:33 pm by President George Franzen (GF) at the Placitas Community Library (PCL).
2. Roll Call Present: GF; Dick Ulmer (DU); Richard Reif (RR); Jim Harre (JH); John McNerney (JM); and Wayne Gaede (WG). Six Directors were present. One Director's seat is vacant.
3. Acceptance of minutes. Minutes are accepted.
4. Introduction of Guests: Four guests were present: County Commissioner Katherine Bruch (KB); Chris Daul (CD); Kelli Ballengee (KB2), President of the Board of Directors for the Vista de la Montaña HOA; and Mark Brown (MB) the ACC of La Mesa. KB2 and KB were given the opportunity to give their presentations at the start of the meeting before the agenda items as a matter of convenience because they had other obligations later.
 - A. KB2 gave the followin report:

Vista de la Montana HOA plans to reach out to the sponsor of SB 150 and our representatives to try to get this Financial Audit, Review or Compilation paragraph changed back to allow a non-CPA review for HOAs with budgets. Please see the details below. As ES-CA notified everyone recently, the HOA law has been updated. One thing which has been modified is the financial paragraph now requires a CPA perform the financial audit, review, or compilation every 3 years. The previous version did not require a CPA unless your community documents required it. This change is very expensive for a small HOA. I have been quoted a cost of at least \$5000 for an audit, and at least \$2000 for a review. This is a significant extra expense when our annual budget is only \$7000. We would have to raise dues to meet this requirement which is meant to assure our member's funds are not being wasted. Seems counterproductive to us. The CPA firms I spoke with stated a compilation does not provide any level of assurance regarding the finances, it just puts the data we give the CPA into an approved format. I understand the cost for a compilation is around \$500. Our board does not believe this is a value-added expenditure of our member's funds. Since the law requires this review every 3 years, we have some time to work this. Please let me know if you share our concern and would like to assist in the effort. Any ideas on how to proceed (e.g. petition?) are appreciated.
 - B. KB gave the following report:

KB gave the following report: Commissioners Bruch shared that the County is in the process of updating all the planning and zoning ordinances. ES-CA may want to put someone on top of monitoring it. It was attempted some years ago, but the attempt was ineffective. It has now resurfaced in the light of what the County saw as issues leading to the new ordinance related to covenant enforcement. The P&Z staff is undertaking the project. The P&Z has to present any recommendations to the full Commission. GF wants DU to touch base with Peter Adang, see if he has a take on this or is even aware of it.

5. MONTHLY REPORT –ISSUES - UPDATES

- A. WG had the Monthly Report, he reported that as of 3/31/2019 ES-CA had a balance of \$27,389.90 after dues for 19 memberships in the amount of \$925.00 and interest of \$1.14 for total income of \$926.14. Expenses include Bank fees of \$15.90; \$0.00 for MembershipWorks (MembershipWorks is paid via credit card which received a credit on the credit card which has been paid down over the last several months, the monthly fee is \$29.00 and the balance is \$2.50, the credit card bank will send us a check for this balance this month); and \$86.25 for office supplies. Total expenses were \$102.15. LPT has a balance as of 3/31/19 of \$31,889.85 including interest of \$1.42, and legal expenses of \$2352.49. Further details of these reports are attached. Report accepted
- B. Membership Chair & HOA Coalition Report – Scott Gullett (SG), Membership Chair, is absent. Report tabled until next month. - OPEN SG-
- C. IT Report: JH reports that ES-CA has 103 memberships, of which 36 are joint memberships, that is 139 votes. He reports that we are using MailChimp for emails, we are not paying because our level of participation is still below the number for priced services.
- D. LPT Report– Vulcan reports they are now looking at mid to late April to begin sonic exploratory drilling. The timing of the drilling is somewhat fluid, subject to the driller's schedule. Once they begin, they expect that work to last about a week or two. The ESCA-LPT and County Vulcan mine site visit will be on April 26 to see reclamation that has been completed. The bill to make the Buffalo Tract off-limits for mineral extraction (SB526) was reintroduced in the Senate on February 15. Officials from ES-CA, LPT and Las Placitas Association (GF, DU, Mary Rose Szoka) and LPA President Sandy Johnson (SJ) met with the Field Representative of Representative Debra Haaland to ask that she re-introduce the corresponding House Bill that was previously introduced by then-Representative Lujan Grisham. Also GF, DU and SJ met in Santa Fe with new BLM Director (Tim Spisek). He was willing to listen and had demonstrated his desire to understand what is being discussed by a personal visit to the potential mining area, but seems lined up to follow current administration policy and direction which seems to be fast tracking it to acceptance. We will be meeting 4/10 with the NM Deputy Cabinet Secretary of Energy, Minerals, and Natural Resources to solicit information on how we might best prepare our Governor for her review of the RMP which may arrive at her desk this summer.

6. OLD BUSINESS

- A. WG reports that the 2018 Annual Review has been completed. -CLOSED-
- B. Membership Drive Plans will be tabled since Scott Gullett (SG) is not present. -OPEN SG-
- C. County Ordinance Amendment Reference Covenants. This is ongoing until finalized – OPEN DU – LPT
- D. The ESCA credit card account has been changed, the name now on it is WG. -CLOSED-

7. NEW BUSINESS

- A. An association with LPA Board has been established, executive level members of both organizations are in touch and coordinating. - CLOSED-
- B. Yearly donations and meeting expenses. RR moved to set aside \$600 for meeting expenses to the Placitas Community Library for the space it provides for our meetings, \$300 as a gift for the community radio station KUPR, and \$100 for any unforeseen expense that might arise. DU seconded the motion, passed. -CLOSED-

8. OPEN DISCUSSION

All need to be aware of changes to the Blue Book being made over the next few months. The Secretary will maintain possession of the Post Office Box key #215 for the box held at the Placitas Post Office and will check the box at a minimum of once per week. Any checks posted to ES-CA will be scanned for a digital record, checks will be deposited in the ES-CA or LPT accounts as appropriate. The deposit slip will also be scanned for a digital record. The digital records of checks and deposits of memberships will be emailed to the ES-CA Treasurer, the Membership Chair, and the IT Chair. The digital records of checks and deposits to LPT will be emailed to the ES-CA Treasurer and the LPT Chair. Other mail will be delivered to addressees as appropriate.

Article for April Signpost is the only other issue for open discussion. SG will be back well before the April 20th deadline, other items for inclusion are results of our meetings, items that come up about the HOA act, if anything new. There was mention of interest in the Cashwell property for homebuilding, but the interested parties were told that the property has water issues, which discouraged them.

Next meeting **May 13th, at the PLACITAS COMMUNITY LIBRARY, AT 4:30 PM**

9. Adjourned at 5:31 PM.