

Poco Lomas Neighborhood Council, Inc. Annual Meeting
Minutes - Thursday, January 24, 2019 – 6:00PM

1. Call to Order – Michael called the meeting to order at 6:10PM.
2. President's Statement – Introductions were made. Those in attendance include: Matt and Tammie Kenney, Scott and Judy Farnham, Lia Munoz, Elaine Sasnow, Myr Andrews, Michael Evans, Nat Moore, Joe Cienfuegos and Conrad Andrey. Michael spoke about the responsibility of the PLNC covenants and city codes to be the responsibility of each homeowner, not the PLNC board. The PLNC board is happy to assist in the interpretation, but the rules apply equally to all homeowners, who should understand the rules they agreed to when purchasing in Poco Lomas. Michael also suggested that each homeowner should read the PLNC Protective Covenants if they haven't already done so. A copy exists on the pocolomas.org website, if you don't have a printed copy.
 - a. Animal Control – Complaints ranging from loose dogs, aggressive dogs charging other dogs on leashes with their owners, excessive barking, animal waste were discussed. Animal control (City of Las Cruces) flyers are on the pocolomas.org website and the rules for animals are in the PLNC Covenants on our website or owners may contact the City of Las Cruces Animal Control at (575) 528-4100 answers. If problem with animals occur, Michael would like an owner to owner conversation first. Failing that, please call Animal Control.
 - b. Poco Lomas/Escuela Parking – PLNC Covenants concerning parking are on the website along with a plat map indicating where parking is allowed in the Poco Lomas development. The parking plat map was shared with those in attendance and it was agreed that no parking exists in the center of each cul-de-sac. No parking is allowed next to the common space along the entire length of Poco Lomas and Escuela. Michael will contact those particular owners who may not understand where to park. Guests of owners need to inform their guests about where to park.
 - c. Liens and Violations – Two liens filed due to non-payment of 2018 fees which were due on or before June 1, 2018. One owner has responded to pay the fees and abate lien. Weeds in one particular yard were discussed. The board agreed to discuss the issue together with the owner and see if help is needed. Failing this, the board would have the weeds taken care of and bill the owner. A close up of the Poco Lomas front entry was shared showing the boundaries of the common space easement for the purposes of maintenance and planting. This plat map will be shared with the owners on both sides of Poco Lomas so that maintenance of these spaces is not interrupted.
 - d. Additions to the Board – For the purposes of assistance with officer duties as needed, landscaping and maintenance, it was recommended that rounding out the board of directors to a maximum of five people would spread the HOA work out. Michael made a motion to nominate Joe Cienfuegos as a board member. Tammie Kenney seconded the motion. Michael also nominated Nat Moore to sit on the board, Lia Munoz seconded the motion. The PLNC now has three officers and two board members.
3. Treasurer's Statement – Myr Andrews gave an update on common space landscaping, including costs for the upgrade of the irrigation system and erosion control measures.
 - a. 2018 Current Income and Expenses – Income for 2018 is stated as \$6,200.00 from HOA dues. A shortfall of \$400.00 was noted since two homeowners have yet to pay. Liens were filed after numerous emails, written and face to face requests did not produce the required dollars. One homeowner has been in touch with Myr directly to abate the shortfall, including interest and lien release fees. Expenses are stated as \$9,200.00.

- b. 2018 Common Space Landscaping – Landscaping, irrigation, and erosion mitigation totaled \$9,200.00. Included in the expenses were homeowner reimbursements for common space erosion control and repairs. All irrigation lines and emitters have been replaced and buried to protect from the elements. Rock was delivered and installed to protect erosion along Escuela Court, a long-term erosion challenger we trust is abated.
- c. 2019 Budget Considerations – Myr indicates that she will place \$660.00 into a PLNC savings account specifically for reserve purposes out of 2019 HOA dues. Myr anticipates as needed maintenance costs and landscaping to be in the neighborhood of \$2500-3000 for 2019. A short rock wall between Elaine Sasnow and Conrad Andry’s home at Escuela is required to keep erosion in that triangle from becoming worse. There is a railroad tie wall that is broken and rotted. Costs are estimated at \$1000.00. Water for irrigation is estimated at \$350.00.
- d. 2019 Annual Assessment - HOA dues were discussed and will remain at \$200.00 per calendar year, January 1 – December 31, 2019.

4. Outstanding Business

- a. Utility Box Painting - Myr brought up that she still has NMSU art students that could submit designs for the utility boxes and paint them if approved by the PLNC. It was brought up that we need to get approval from El Paso Electric to have anything other than the green box color that exists now. Board also wanted to be sure the color pallet stays in the SW neighborhood color scheme that has been approved by the PLNC. Myr to check with El Paso Electric about whether we can paint the boxes.
- b. Mailbox Bench Painting - The bench at the mailboxes will also be repainted. Costs for painting utility boxes and bench (paint only) are estimated between \$800-1000.

5. New Business – General discussions were held concerning a number of items.

- a. General storage and parking. Michael referred to the PLNC Protective Covenants which state: Article VI. RESTRICTIONS ON RESIDENTIAL LOTS

Parking and Storage of Vehicles. No campers, recreational vehicles, boats, trailers, commercial-type vehicles, or trucks shall be stored or parked on any Lot except in a closed garage, nor parked anywhere in the Common Areas, or the Public Right-of-Way; except for a period of up to eight hours for loading or unloading. For the purposes of this restriction, a truck having a three-quarter-ton manufacturer's rated capacity, commonly known as a pick-up truck, shall not be deemed to be a commercial vehicle or a truck. In addition, personal-type vehicles, including cars, vans, pick-up trucks, SUVs, motorcycles, and the like, shall not be parked or stored on a regular basis in the Common Areas, or on Public Right-of-Way. As noted on the Plat there shall be no parking at any time on shared access driveways.

- b. Garbage cans. Joe asked if folks could please pick up their garbage and recycle containers within 24 hours or ask a neighbor to assist if you are out of town. Maneuvering our narrow streets is difficult when cans are left out for long periods of time and takes up needed parking around our cul-de-sacs.
- c. Home painting. Several owners discussed the poor paint matches of recently painted homes. The problem stems from matching the STO SW palette directly. Sto Stucco paint is used when applying a final coat to a new home. Dunn-Edwards has a Elastomeric paint color palette that can be used much better for color matching to the Sto SW color palette. If in doubt, please contact one the board members for an explanation.
- d. Matt brought up a discussion concerning the Design Review Committee. The original Design Review Committee has been formally disbanded. Matt Kenney and the PLNC Board will serve in the function as the Design Review Committee moving forward. The Design Review Committee will continue to review and approve plans for any renovations outside and paint colors requested of homeowners per the PLNC Protective Covenants. Michael will draft a

letter to the previous developer to thank them for their service and that the PLNC will take over as of the date of these minutes.

- e. Michael asked those in attendance about painting the no-parking side curbs of Poco Lomas and Escuela red to make the no-parking issue more prominent. Elaine and Michael agreed to contact Jamie Rickman with the City of Las Cruces to find out what is required and if the PLNC can take action on this. All agreed.
 - f. Michael mentioned that the front entry of Poco Lomas has a “entry landscape easement” at 2600 and 2601 Poco Lomas. The easements are listed on the Poco Lomas plat map as recorded. A copy was provided for the attendees to review and will be attached to the minutes. The easement allows for PLNC access to repair irrigation and planting as required. The PLNC will make sure to inform both property owners so that they understand the purpose and need for the PLNC to maintain the landscape entry easement.
6. Adjournment – The meeting was adjourned at 7:15pm

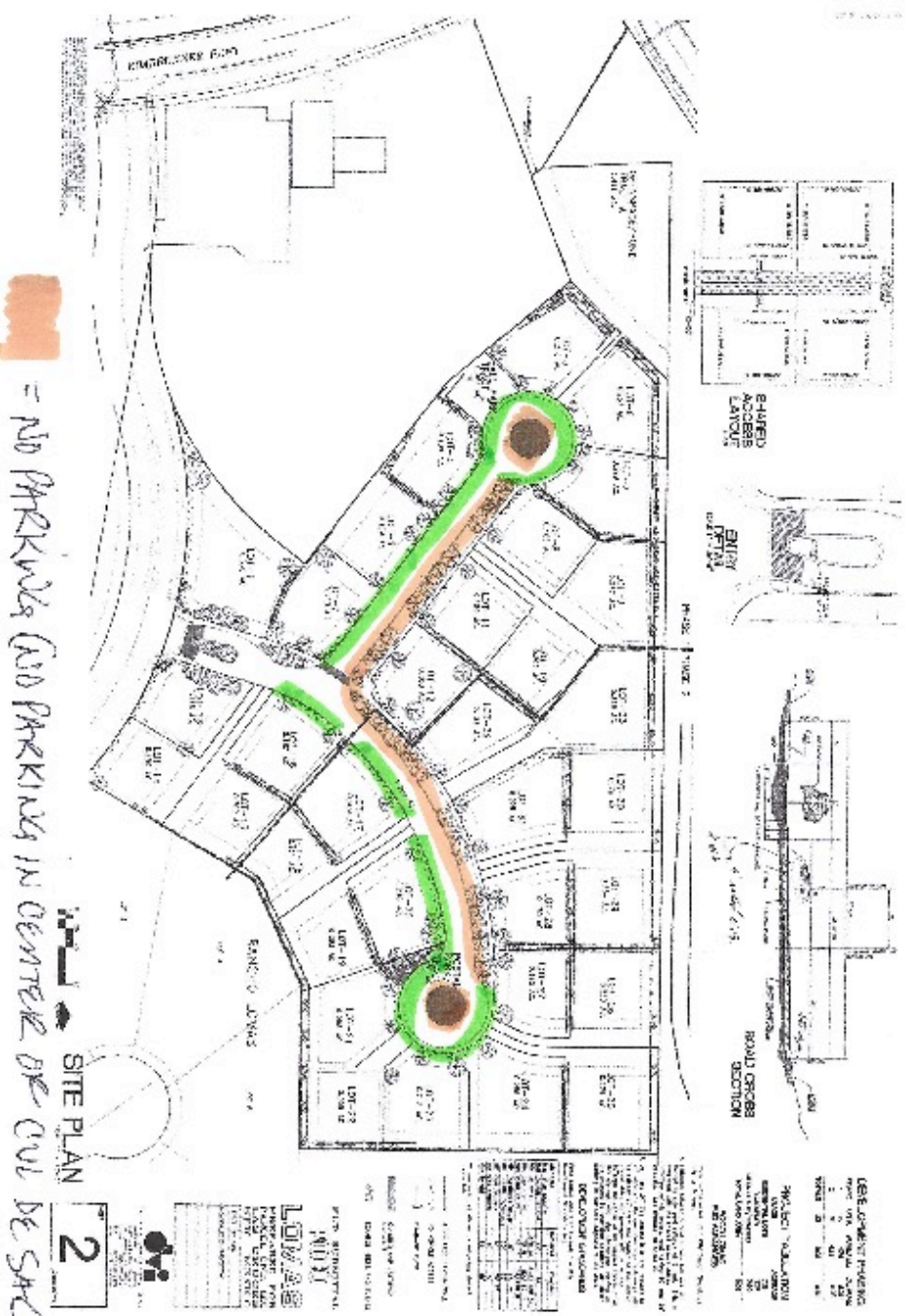
You may reach any board member by their contact information below. The email provided below and on the pocolomas.org website forwards to all five board members.

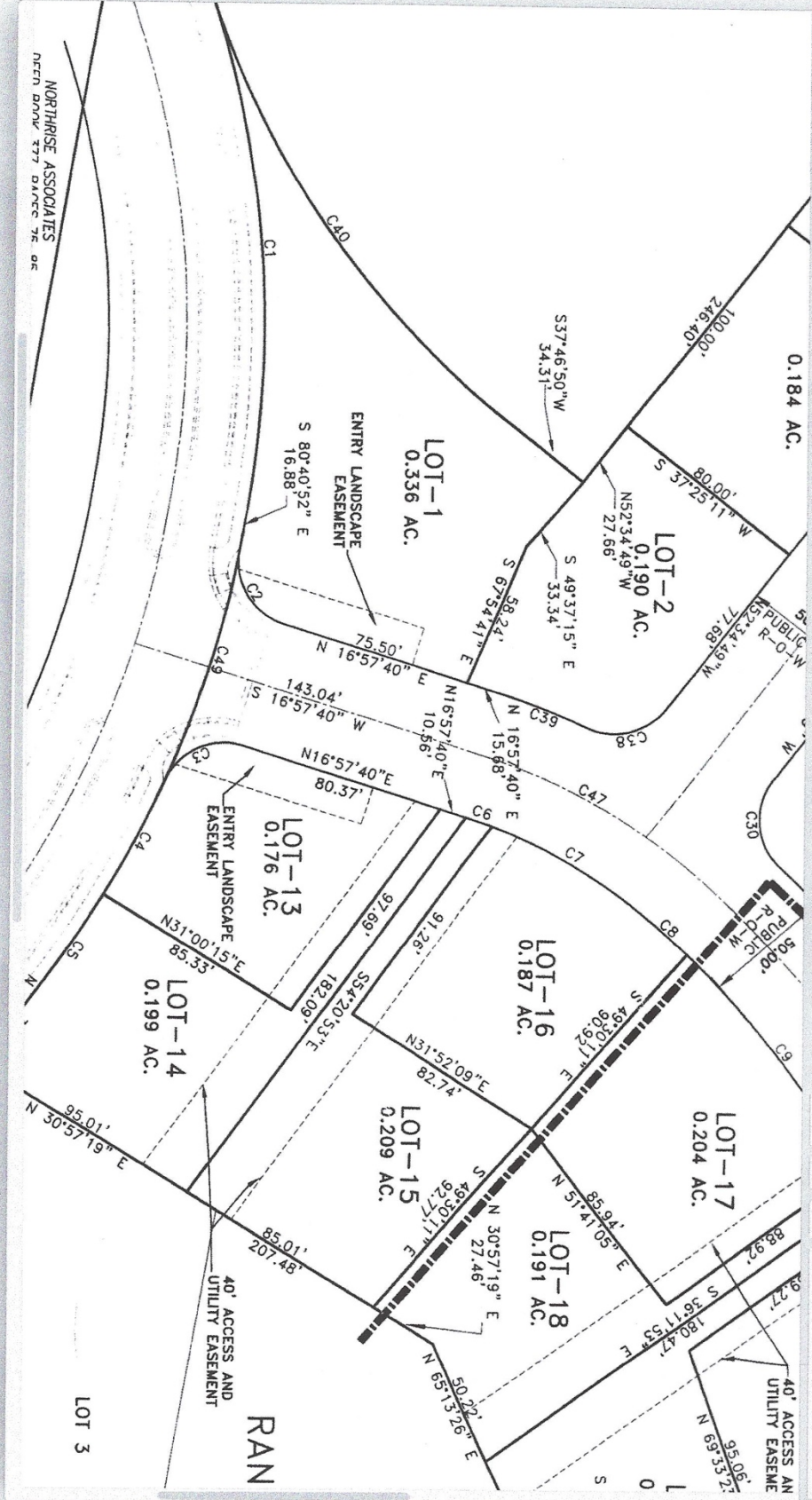
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