

PLNC - 2014 Annual Meeting Minutes- February 21, 2014

Meeting was called to order at 6:06pm

Member in attendance:

Michael Evans, Myr Andrews, Tammie Kenney, Matt Kenney, Neal Stern, Eric Martinez, Elaine Sasnow

Approval of Minutes

A copy of the minutes will be made available as an attachment to the meeting notices and posted to the Council website.

Treasurer Report

Myr Andrews gave an annual report for 2013. She also gave a report summarizing yearly expenses. We currently have **\$3,988.44** in the PLNC account. The members also discussed a budget for the year. A budget consisting of utilities in the amount of \$600, landscaping in the amount of \$2000 (including plantings, drip lines/emitters, and weed cloth and rock for the Poco Lomas entry was approved by the members. Ongoing quarterly landscape maintenance was also approved. Tammie Kenney made a motion to approve the budget costs for the development and Myr Andrews seconded. It was also agreed that much needed repairs in the common space by homeowner Neil Stern, in the form of purchasing mortar for securing river rock from erosion in front of his residence, would be reimbursed by the PLNC up to \$100.00.

Annual Assessments

It was discussed by members and approved by the Board of Directors that annual homeowner's fees would remain at \$150 for the year. The fees will be due on or before April 1, 2014. Michael made a motion to approve the fees and Myr seconded. Michael will email and/or hand deliver the Annual Assessment Notice.

Easement Parking

Michael discussed the outstanding issue of anyone parking in a shared access easement. Eric Martinez agreed to not park in the shared access easement as it was his understanding, confirmed by Michael, that the PLNC was neither monitoring nor enforcing parking for lot owners in the public right of way.

Parking:

It was discussed by the members that the modified covenants needed to change in order to strike the section on parking limitations in the public right of way that still existed on page 13. It was determined that the Council has no legal authority to enforce the current parking restrictions in the public right of way. Elaine Sasnow expressed concern about how this would apply to RV parking. It was agreed that Elaine would check into the city's policy with this issue. Michael stated that there is no parking of any recreation vehicle, including RV's in the city public right of way.

By laws

The bylaws and covenants will be changed to reflect the parking change. All members will receive a copy to initial and return to a Board Member. Upon completion of this process the bylaws will be filed with the state and Dona Ana County.

At 7:04pm Michael Evans excused himself from the meeting. There was still a quorum present to continue discussions.

It was agreed that the council would have the next meeting at Morning Star Church on March 20 2014 at 7:00 PM.

Meeting was adjourned at 7:21 PM