

# Meeting Minutes- October 23, 2014

Meeting was called to order at 6:00pm

Members in attendance:

Michael Evans, Myr Andrews, Tammie Kenney, Maricela Stern, Eric Martinez, Elaine Sasnow, Pat Norman, Don Norman, Councilperson Ceil Levatino, Jeremy Eckhart, Robin Zielinski, Scott Farnham, Judy Farnham, Matt Kenney, Carol Decker

## Approval of Minutes

A copy of the minutes will be made available on the Council website, [www.pocolomas.com](http://www.pocolomas.com).

## President's Statement

- a. A follow up on parking issues was made by Councilperson Ceil Levatino. Ms. Levatino read an email from Jamey Rickman, Neighborhood Liaison for Poco Lomas, regarding her work to resolve parking issues in the neighborhood. It was reiterated that parking in the center of the cul-de-sac is not permitted. Parking is permitted on the perimeter (not on the sidewalk) as long as driveways, mailboxes, and access easements are not blocked. There is no parking of cars, trucks or otherwise in the shared driveway access easements. Parking on one side of Poco Lomas and Escuela Court roadway is allowed where signs prohibiting parking have not been posted. For reference; there are no parking signs posted along the planted common spaces down Poco Lomas and Escuela Courts.

## Treasurer Report

- a. Myr Andrews gave a summary of what the year's Income and Expenses are, copy attached to these minutes.
- b. A discussion was held in regards to the 2015 Proposed Budget. An explanation of the proposed \$400 a month expense for landscaping was given. Michael Evans informed the group about the work Extreme Landscaping would be performing on a weekly basis. Landscaping of the "common spaces" to included tree trimming as well as maintenance of the irrigation system. It was suggested that we look into whether or not the plan could be tailored to exclude certain months when landscaping services were not needed, substituting erosion mitigation instead. Jeremy offered to help with landscaping issues as well as contacting Extreme Landscaping to ask these questions. Michael will provide Jeremy with the contact information.
- c. The Annual Assessment was discussed and whether to have a 10% increase in the base and a special assessment for the difference in operating costs or one per lot assessment for the 2015 year, to be revisited at the 2016 budget discussions next October. Carol Decker made a motion to increase the Annual Assessment to \$200 per lot for the 2015 calendar year. The motioned was seconded by Elaine Sasnow and approved by all members in attendance.
- d. A discussion concerning the amount of work performed by the Board of Directors and whether to hire a property management group to alleviate the enforcement of covenant violations was debated. Michael explained the need to be sensitive to those that are in violation. In other words, names and addresses do not need to be published to the entire council while there is movement to remedy or work with the board on violations. At the request of Robin Zielinski and Jeremy Eckhart, they would like to see neighbors talking to each other first and if that doesn't work, contacting the board for assistance. If owners/tenants are uncomfortable talking to their neighbors, a note could be left at the front door first, before contacting codes. Michael reiterated that Poco Lomas has a great working relationship with the city and as a close knit development, and contact should start with neighbors, then the board, then codes if it becomes necessary. It was agreed that with assistance from other council members in the Poco Lomas community assisting the board, the need for a property management group was second to the needs of maintenance, which has been approved.

### **Board Action and Neighborhood Matters**

Lot Violations still outstanding were discussed. Michael agreed to ask for advice from other council members on the best way to deal with long term and outstanding violations. Concerns about liens was discussed. Michael informed the group that there has only been one lien placed on a residence within Poco Lomas due to a lack of payment on the 2014 Annual Assessment because of foreclosure and that the rules regarding violations and board actions are clearly spelled out in the covenants. The board is having a challenge with two lot owners in particular and are giving those owners every attempt to remedy those violations. Officer De La O is aware of the parking difficulties we have been experiencing in Poco Lomas and it was reiterated that violations at the time they are observed may be referred to dispatch at 575-526-0795.

### **Outstanding Business**

- a. Halloween Party: Melanie Gantner will be hosting a Halloween party on October 31<sup>st</sup>, starting at 5:30pm. Everyone in the neighborhood is invited to attend. Plan to bring a dish and beverage to share.
- b. Utility Box Painting: Myr is still waiting to hear back from NMSU regarding the painting of utility boxes.

### **New Business**

- a. Address markers for easement lots: Because it is sometimes hard to find addresses located at the end of the driveway access easements, it was suggested that we get signage to be placed at the front of easements. Jeremy offered to look into getting signage or check out the possibility of having curbs painted at each home driveway.
- b. Annual Council Meeting. The Annual Council meeting to elect new officers and the appointment of the Design Review Committee will be held on Wednesday, February 18, 2015 at 6:30pm. Location and details to be delivered after the New Year.

Meeting was adjourned

## Poco Lomas Neighborhood Council, Inc. Income/Expense

INCOME	EXPENSES					
Annual Assessments	Utilities	Landscaping	Office	Insurance	Property Tax	Filing Fees
\$4,650.00	\$ 354.58	\$ 5,564.09	\$ 401.43	\$ 875.52	\$ 59.03	\$ 25.00

AS of 10/15/2014, PLNC Income is \$4,650.00 from Annual Assessment Fees. There will be one additional deposit of \$150.00 and one outstanding assessment of \$150.00 which required a lien being placed on the subject property.

As of 10/15/2014, PLNC Expenses included utilities (water), landscaping maintenance and repair along with newly installed weed cloth and rock at the front entrance common space. Office expenses were a result of updating the bylaws and protective covenants. Liability insurance for the common spaces along with property taxes for the basketball court and mailbox area. Filing fees were a result of recording the final bylaws and protective covenants with Dona Ana County.