

# PLNC Annual Meeting Minutes- May 18, 2017 – 6:00PM

Meeting was called to order at Morningstar United Methodist Church conference room at 6:00pm

Members in attendance:

Michael Evans, President, Myr Andrews, Treasurer, Eric Martinez, Lisa Martinez, Elaine Sasnow, Steve Henderson, Scott Farnham, Judy Farnham, Carol Decker Smith, Norman Smith, Bruce Havenor, Yadira Chavez. Introductions were made by all in attendance.

## Approval of Minutes

A copy of the Board of Directors minutes from February 2, 2017 were approved and will be made available on the Council website, [www.pocolomas.com](http://www.pocolomas.com).

## President's Statement

1. Dr. Evans made a brief statement concerning development in the neighborhood. Yadira Chavez purchased the last buildable lot and has plans into the Design Review Committee for approval. Dr. Evans has heard from various neighbors on their concern for privacy where a roughly 3600 square foot home would be built. Drainage, A/C placement, raising of walls, elevation will be taken into consideration.
2. Both Myr and Dr. Evans have tried unsuccessfully to nail down a landscaper that can do quarterly maintenance of the common spaces within the dollar constraints of a smaller development. Dr. Evans did bring out "From the Ground Up" landscaping, who specializes in repairs of drip systems, maintenance of trees and shrubs, and installation of new systems. The drip system and associated ½" vinyl lines have failed in multiple areas and will continue to fail as the vinyl line has surpassed its useful age, especially in areas exposed to the elements. Dr. Evans presented an estimate to have the landscaper repair the existing system and get it operational to keep our plants watered until a follow-up estimate of replacement could be secured. A motion by Dr. Evans to move forward to spend \$705.00 was seconded by Carol Decker Smith.
3. Stucco colors were discussed and while all colors are still available and listed in the Design Review portion of our covenants, Article II, it was agreed by all in attendance to adopt the entire StoColor Southwest Collection. A copy of the colors will be placed on the Poco Lomas website for reference.

## Treasurer's Statement

1. Myr Andrews presented the 2016 expenses, including the bank balance, as follows:

Utilities	\$ 914.26
Landscaping	\$ 3,181.78
Office	\$ 76.50
Insurance	\$ 875.52
Taxes	\$ 51.76

Bank Balance \$1,714.13

### Upcoming Bills (2017)

Insurance (June)	\$ 876.00
Landscape repairs	\$ 705.00

2. The Annual Assessment was discussed. Even with the known replacement of the drip system with PVC (estimate forthcoming), the members felt comfortable keeping fees at \$200.00. Dr. Evans made a motion to keep the annual assessment fees at \$200.00 for the 2017 year, seconded by Elaine Sasnow. Dr. Evans will prepare the assessment notice to be delivered June 1, 2017.

## Board Action and Neighborhood Matters

There is still an unpaid \$450.33 bill from renter damage to the common space irrigation at 2601 Poco Lomas Court. The property manager has agreed to pay the bill, but has not done so yet. A follow-up email will be sent to the property manager and owner of record.

Continued dog barking is being experienced as a nuisance. Dr. Evans presented the phone number for Animal Control (575) 528-4100 in the event of habitual dog barking. Dr. Evans also explained that checking with a neighbor first could go further than calling Animal Control. The following City of Las Cruces text has been included in these minutes for reference.

"Animal Control Officers enforce such ordinances as: restraint of animals (leash laws), rabies vaccinations, pet licenses, nuisance (barking), care and maintenance and all other ordinances under the municipal code.

Animal Control also reaches out to the public by providing presentations to schools, clubs or any organization to better educate residents about proper and responsible pet care. These presentations include: how to properly care and maintain your pet, bite prevention, how to recognize animal cruelty and animal hoarding, how to correct nuisance or problem dogs and a variety of other classes which are geared for age appropriate levels.

Our mission is accomplished by enforcing animal control laws while providing compassionate services to animals and their owners. You can contact the Animal Control Office for questions, suggestions or ideas, Monday - Friday between the hours 8 am to 5 pm at (575) 528-4100.

Las Cruces Municipal Code 7-4a states:

All animals shall be kept under restraint. While restrained on the premises of its owner or responsible person, no tether less than 12 feet in length shall be used, unless such length of tether will permit the animal to scale a confining fence or leave the confines of the property boundary. While restrained off the premises under the immediate control of the owner or responsible person, no lead greater than eight feet in length shall be used."

Elaine Sasnow mentioned the thought of having a neighborhood social in September. All in attendance agreed that it would be nice to BBQ and have an event at the Basketball Court. Elaine will get a list of owners from Myr and contact them about their level of interest.

With all matters discussed, the meeting was adjourned at 7:03pm.