

Poco Lomas Neighborhood Council, Inc. Annual Meeting February 23, 2023

The meeting was called to order at 7:15PM.

Introductions were made for those in attendance:

Matt (President) and Tammie Kenney, Dr. Michael Evans (Secretary), Myr Dawson (Treasurer), Elaine Sasnow and Steve Henderson, Carolee and Gordon Schuck, Jan and James Hampton, Lia Munoz, Austin Pfenning and Randi Hemelgrin, Marcia and Frank Westfall.

Matt started the meeting by informing the group of the results of the City Las Cruces Traffic Calming Study that was completed in 2022. The purpose of the study was to mitigate some speeding that occurs on Poco Lomas and Escuela Courts with speed bumps. The results indicated that the traffic and number of cars does not currently warrant speed bumps.

Myr indicated that we collected \$6400 in HOA fees for 2022 with three late fees totaling \$75.00. Total income was \$6475.00. Expenses included common space landscaping, water and two water leaks was the largest expense at \$5625.74. Renewing our website domain and three years of hosting the website came to \$514.66. Liability insurance for the common spaces was \$511.00 for the year. Property taxes (Common spaces including basketball court and mailbox area) totaled \$54.36. We ended 2022 with a deficit of \$230.76 based on income collected. We currently have just over \$3000.00 in savings. Matt thanked Myr for her diligence with the bookkeeping and handling the landscaping. He also thanked Michael for maintaining the HOA website and putting together the meeting agenda.

A discussion was held about raising the annual HOA fee from its current number of \$200.00. Citing rising costs of common space work and maintaining our savings account, a review of the current covenants took place to ascertain what amount was appropriate and reasonable. Annual HOA fees of \$200.00 have been constant since 2014. Michael made a motion to raise the fees by \$25.00 annually. Matt seconded the motion and indicated that raising the fees by \$25.00 would give the HOA an additional \$825.00 a year to cover rising costs and potential fixes that may occur. All members present agreed.

Michael noted that all minutes and HOA documents, including covenants and bylaws were accessible on the pocolomas.com website. This includes income and expense reports as well as important links to city and county websites. Michael also mentioned that a previous owner had created a Facebook page for the purposes of neighborhood goings on and would revisit its setup in the coming months.

Outstanding business included the following:

- It was discussed that sidewalks are in the public right-of-way and maintained by the City of Las Cruces.

- Myr and Jan will work together with input from owners (where utility boxes are in front of or adjacent to a home) on utility box beautification. Jan indicated that Dona Ana Arts Council would be a great organization to contact. Elaine suggested the possibility of a Call to Artists. Michael will contact El Paso Electric on requirements and permission and get that information to Jan and Myr. Jan and Myr will take the lead on this project.
- Michael discussed with the group about the lack of maintenance and broken water lines to the right and left and the median at Morningstar and Poco Lomas. Years of water being dumped from a homeowner in the Rancho Lomas subdivision caused two Cottonwood trees to die in the ponding between Poco Lomas and Rancho Lomas. In addition, several trees along Morningstar in the right of way in front of Jan and James' home have died and were removed by Myr and Matt after the city claimed it was our HOA responsibility. Michael has maps and paperwork indicating that the City of Las Cruces is responsible for the -public right of way and will contact them to move toward a resolve on tree replacement and water repair. Michael will also contact codes to discuss the pool water runoff from the Rancho Lomas homeowner that has caused the tree die off. Rancho Lomas is listed as the property owner of the ponding area.

New business included the following:

- It was discussed that the City of Las Cruces is the governing body to enforce parking issues in the public right of way. However, at the 2022 annual meeting the HOA established firm boundaries and guidance concerning parking in the development. That guidance is available on the pocolomas.com website under Parking.
- Matt agreed to formulate an email reminder to residents to include parking, weeding and yard maintenance, along with the increase in HOA fees.
- James indicated that painted address numbers on the curbs in Poco Lomas and Escuela Courts should be considered. All those in attendance agreed. Michael will contact the city to obtain the info for a permitted address painter and obtain costs. A discussion took place about using HOA funds to cover the \$10.00 or so per address painting. James made a motion to have the HOA pay for the cost and Elaine seconded the motion. The motion was unanimously passed by those in attendance.
- Lia brought up that there are a lot of pigeons in Poco Lomas and they have been nesting on her porch areas making a mess. Marcia indicated that bird spikes can be attached to problem areas on porches and or decks and may be obtained on Amazon.
- Matt brought up that the access easements within the development are approaching a timeframe to be sealed. Within the next year, Matt will obtain a cost estimate to have the cracks filled and a top sealant added to preserve their lifespan.
- Elaine brought up the idea of getting a neighborhood afternoon party together like we have done in the past. A discussion took place about setting up at the basketball court or at someone's driveway. Once we get past spring winds, an email will go out seeking input and timing from the neighborhood.

Websites of interest:

lcutilityhawk.com (UtilityHawk is a FREE service for Las Cruces Utilities Customers offering insight into how you use your gas and water services and control your expenses by specifying usage levels or an estimated bill amount in dollars that you don't want to exceed.)

muralsoflascruces.com (Murals of Las Cruces is a community-based project that explores and preserves public art.)

The meeting was adjourned at 8:50PM.