

## Poco Lomas Neighborhood Council, Inc. Annual Meeting February 29, 2024

The meeting was called to order at 7:05PM.

Introductions were made for those in attendance including:

Matt (President), Myr Dawson (Treasurer), Elaine Sasnow and Steve Henderson, Jan and James Hampton, Lane Landrith, Austin Pfenning and Randi Hemelgrin. This represents a quorum in accordance with the neighborhood by-laws.

Matt went through the following topics:

- Yard Maintenance - We are all responsible for maintaining our front yards including dead plants and weeds. See ARTICLE V GENERAL RESTRICTIONS - 6. TRASH for additional information. Matt offered to help take yard debris to the clean landfill. Please reach out to Matt at the number below if you would like to take him up on this offer.
- Maintenance of Sewer Line Easement - Properties with the 20' sewer line easement adjacent to Camino Real Middle School are responsible for maintaining these areas including weeds, trash, and maintenance of the drainage berms. See ARTICLE V GENERAL RESTRICTIONS – 14. Drainage and Utility Easements and ARTICLE II DEFINITIONS – 9 for additional information. Matt offered to help take yard debris to the clean landfill. Please reach out to Matt at the number below if you would like to take him up on this offer.
- Trash Cans - Trash cans are often left in the middle of the driving lane by the trash collector. Spring winds also blow them around. This is a traffic safety concern so please pull your cans onto your property as soon as you are able. If you are going to be out of town please make arrangements for a neighbor to pull them up for you.
- Outside Pet Smells - Dog runs can be smelly with all the feces and urine especially on small lots like the ones in Poco Lomas. Please pick up after your pets and refer to ideas in the following article to reduce smells:  
[How to Get Rid of Dog Poop Smell Outside \(Treatment and Prevention\)](https://dogendorsed.com/how-to-get-rid-of-dog-poop-smell-outside/)  
<https://dogendorsed.com/how-to-get-rid-of-dog-poop-smell-outside/>
- 2024 Annual Assessment - Based on our current financial standing the annual assessments will not need to be raised.

Myr indicated that we collected \$7,425.00 in HOA fees for 2023 with six late fees totaling \$150.00. Total income was \$7,575.00. Expenses included common space landscaping, water, and two water leaks was the largest expense at \$5,625.74. 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 2023 with a positive balance of about \$719 based on income collected. We currently have just over \$5,000.00 in savings. It was decided the annual HOA fees for 2024 will remain the same as the previous year at \$225.

The minutes and HOA documents, including covenants and bylaws were accessible on the info@pocolomas.com website. This includes income and expense reports as well as important links to city and county websites.

**Outstanding business** included the following:

- Address Numbers - The board will purchase paint and will apply address numbers to the curb for each house. Arrows will be applied on shared access driveways to indicate when a home is off the public right-of-way. Lane recommended that we purchase reflective paint that will be more visible with headlights.
- Utility Box Painting - this has been determined to not be feasible/practical/cost effective and this issue is now **closed**.
- Common Space Landscaping – Matt and Myr will walk the neighborhood and determine if any of the trees need trimming. Additional plants will be added in locations where they are needed. Species that prefer shade (potentially salvia, penstemon, muesli grass, purple fountain grass) will be selected for areas on Escuela Court. Matt offered to look at the Morningstar median and see if any maintenance is required at the Poco Lomas entry.

**New business** included the following:

- RV Parking - the city allows RV parking up to six consecutive days with a free permit which can be obtained at City Hall.
- Third Friday Get Together – those in attendance decided it would be nice to have an informal get together of anyone who is interested on the third Friday night of the month at 7 p.m.
- Block Party – it was discussed that it would be fun to have a neighborhood party in September. More information will be share when we get closer to that time.

The meeting was adjourned at 8:30PM.

You may reach any board member by their contact information below:

Matt Kenney, President  
575-649-5266

Myr Dawson, Treasurer  
575-650-6820

Michael Evans, Secretary  
575-650-7247