

Los Ranchos Del Rio Property Owners Association, Inc.

PO Box 2914, Sunland Park, NM 88063

<http://www.losranchosdelrio.com>



Ray Limas, President
Mayela Farah, Secretary

Board of Trustees
Norexy Frankel, Vice President
Jimmie Daw, Treasurer
David Frankel, At Large

March 21, 2018

Re: Annual Meeting of Property Owners Minutes

The annual meeting of the Los Ranchos Del Rio Property Owners Association was held March 21, 2018 at the City of Sunland Park Council Chambers.

Trustees Present: Ray Limas, David Frankel, Norexy Frankel, Jimmy Daw, and Mayela Farah

Meeting called to order at 7:10 PM.

1. **Introduction;** of Trustees and attendees.
2. **Minutes;** Motion to approve last year's minutes was made, seconded, and passed
3. **ACC Report;** Reminder to members to request approval before building. Reference of construction of 2 new residences built.
4. **Treasurer Report:** 2018 Budget to all present. Motion to approve the budget was made, seconded, and passed. Three property owners questioned the budget management and requested to have access to it. It was agreed that the budget will be posted in the web.
5. **President Report;** Mr. Limas reported on some Capital Improvements, new yard equipment/implements bought for cleaning and maintenance. Mr. Limas stated to those present that the drainage ditches belong to the home owners who had not taken care of were cleaned and the owners will be billed, Mr. Limas reiterated that property owners who have properties with drainage ditches are required to maintain their half of the ditch clean. A property owner complained in reference his ditch which was cleaned and not leveled causing flooding into her property. Mr. Limas stated this would be looked into.

Lively discussion ensued, and four of the homeowners complained about fines and statements received for non-performance and other fines. Mr. Limas attempted to adhere to the agenda, but these four property owners continued to raise issues not on the agenda. Mr. Torres complained of being fined unfairly, Mr Limas responded that homeowner had been sent numerous correspondences stating his industrial equipment stored at the residence was a violation of the HOA CC&R's. Ms. Luna complained as well for fines received (after NUMEROUS correspondence outlining her numerous violations of poor maintenance, "Junk" stored on the property, inoperable vehicles on the property, a motorhome with individuals living in it on the property, and how her adjacent ditch was subsequently filled with vegetation they had removed from the property as well as unpaid homeowners dues). Mr. Solis complained of getting fined, Mr. Limas responded that he was fined because he has a chain link fence and a trailer parked in front of his house as well as numerous pieces of gym equipment in plain view and had a green Ford pickup parked in front of the chain link fence where there is garbage stored. Ms. Olivas complained she had received a fine for cleaning the lot themselves and not through a company hired by the Association, and also complained of being misinformed about the construction of her house. Mr. Limas responded to Ms. Olivas that he will review the charges but that the HOA does not require one company over another as well as Mr. Limas suggested Ms. Olivas read the CC&Rs. Dr. Gonzalez complained that he had received a letter of violation for parking vehicles in the street, he stated he does not know who parks in front of his house since he leaves early and comes back home late, that he has no control of anything that happens in the street during his absence, also he mentioned that he noticed that people come on weekends and park their cars close to his house because the entrance to the trail is next to his house. Mr. Limas explained that there had been a small Korean silver sedan parked in front of his house every day in the afternoon previously and it has not been seen again so the issue was resolved. Mrs. Frankel recommended Dr. Gonzalez call police to report them. Maria Avila addressed all members present and expressed that they feel harassed, she suggested that all members should make an effort to make this community a place where you can live in peace and harmony. The Board agreed with her. Ms. Herrera expressed her gratitude to the Members of the Board for their time and dedication. Ms. Bungy also expressed her appreciation to the Board members for their job.

6. **Secretary's Report;** Nothing to report.

7. **Internet:** David Frankel reported that he has been in contact with Spectrum regarding an agreement on the installation of internet service but no arrangement has been made, informed that the utilities conduit had not been located. David Frankel is working with the Mayor (Javier Pereira) and the head of public works (Hector Rangel) to develop a public/private grant proposal to resurface the streets, modernize our utilities (underground), and install cable and high speed internet with the desired outcome of no cost to the HOA. Other options were discussed for the internet issue. Two homeowners brought up the fact that a previous HOA Board had the option to install this for approximately \$60,000 and Spectrum is estimating \$138,000. The homeowners were told that the issue was not dead, but would require more work and time to prevent the possibility of homeowners being assessed for the install. Several homeowners were willing to be assessed, but were told that more time was needed to try to prevent this. Homeowners were reminded of the Los Ranchos del Rio website which has email links to all the board members, the CC&Rs, ACC application, as well contact numbers for board members and a link to request gate remotes or codes.
8. **Trustee Election;** Mr. Limas stated that ONLY homeowners in “good standing” could vote, and the several homeowners who were not in “good standing” persisted and submitted their votes despite being told they could not vote due to outstanding funds owed to the HOA. There was some confusion due to the well prepared ballots as Mr. Limas instructed the homeowners were only going to vote for one HOA Board member at a time and the ballot had both positions with titles (positions are voted for at the next meeting by the Board exclusively) The election of two (2) board member positions was conducted, nominations were taken from the floor at the meeting in an extremely hostile environment among members (primarily homeowners who were not eligible to vote due to not being in “good standing” because they had outstanding debts to the HOA). Valerie Daw was elected Treasurer and Maria Avila was elected as At Large. The subsequent vote count exceeded the number of homeowners in “good standing” indicating those that were not eligible to vote had voted even though they had been told of their ineligibility to vote by Mr. Limas.

Meeting Adjourned at 9:00 PM.

Minutes taken by Mayela Farah and edited by David Frankel, the new LRDR Secretary