

# Los Ranchos Del Rio Property Owners Association, Inc.

PO Box 2914, Sunland Park, NM 88063

<http://www.losranchosdelrio.com>



## Board of Trustees

**Ray Limas, President**  
**Marlene Wurdeman, Secretary**

**Norexy Frankel, Vice President**  
**Jimmy Daw, Treasurer**

**David Frankel, At Large**

March 16, 2017

### **Re: Annual Meeting of Property Owners Minutes**

The annual meeting of the Los Ranchos Del Rio Property Owners Association was held March 15, 2017 at the City of Sunland Park Council Chambers.

**Trustees Present:** Ray Limas, Marlene Wurdeman, David Frankel, Norexy Frankel, Jimmy Daw

**Guest:** Shauna Blount from Dona Ana Title (for Notary services that dealt with the Third Amendment)

Meeting called to order at 7:09 PM.

1. **Introduction;** of Trustees and attendees.
2. **Minutes;** Motion to approve last year's minutes was made, seconded, and passed
3. **ACC Report;** A couple of small construction projects were approved; new residence being built at B4 L5. Questions brought up about the big house at B3 L14, what's going on with it, eye-sore, etc. The Board is dealing with it.
4. **Treasurer Report:** 2017 Budget to all present. Doing OK and finances sitting good. Motion to approve the budget was made, seconded, and passed.
5. **President Report;** RL reported on some Capital Improvements, new yard equipment/implements bought for curb and street cleaning and maintenance. Property owners who have properties with rain ditches are reminded to maintain their half of the ditch and to keep them free of litter and excess weeds. Residents are reminded that mistletoe is a parasite for trees and should be cut from tree limbs. Cleaning of vacant lots in progress – kudos to owners taking care of it themselves; Reminder to residents that curb and sidewalk in front of their residence is their responsibility to keep clean and free of weeds – otherwise if we have to get it cleaned the resident will be billed for it. Reiterate that no subdividing of lot is allowed and against Covenants.
6. **Secretary's Report;** Nothing to report.
7. **Gate/Arch;** Want to replace all the lighting with LED fixtures. Currently getting quotes from sources for this project.
8. **Third Amendment;** RL explained that the Third Amendment proposal (requiring notarized approval) would incorporate a new fine structure. The Third Amendment further introduced a new section 3 (Self-Help) that gave the Board more power to deal with the failure of defaulting Owners. Lively discussion ensued, most people not liking the fact that the section would see the Board coming onto people's property. The measure can only be incorporated by notarized vote, which Ms. Blount provided.
9. **Internet;** RL reported that CenturyLink project as was outlined last year is no longer a cost-viable project for the LRDR community, citing non-consistent speeds to customers that would not be fair for everyone. DF reported that there was some movement earlier in the year with Spectrum installing fiber into the LRDR subdivision up to the junction box located in front of B2 L6. DF called Spectrum regarding further installation progress but not able to glean any further information from Spectrum at this time. However, this is still something to pursue for our community.
10. **Trustee Election;** With Marlene Wurdeman's resignation from the Board, Barbara Brandt was nominated and unanimously elected to replace her as Secretary.
11. **ACC Election;** With Roy Wurdeman's resignation from the ACC, Jason Beaver and David Frankel were nominated for the position. A vote was taken and Jason Beaver won 10 votes to 3.
12. **Special Thanks;** The Board thanks Marlene Wurdeman for her work as LRDR Secretary and to Roy Wurdeman for his tenure on the ACC.

Meeting Adjourned at 8:40 PM.

Minutes taken by Marlene Wurdeman

## **Special Announcements**

- **LRDR Board members David or Norexy Frankel are point of contacts when needing an entry code for your garage sales, parties, home construction, etc. Please call (575) 589-0866 Monday through Friday or email dfrankelmsc@yahoo.com. Please email or call and allow at least one week to have the codes setup. Last minute requests will not be possible. Contacting them prior to mailing out invitations or placing an ad in the paper would be advisable. He is also the person to call for additional remotes. There is a fee of \$40 per remote.**
- **Alberto Chaparo is our representative with the City of Sunland Park (575) 997-5229. His hours are M-F 7:30-4:00. Complaints can be filed anonymously. After hours call Dona Ana County 575-526-0795 ext. 6 or the Sunland Park Police at (575) 589-2225.**
- **Trash Cans; Trash pickup is on Mondays. Owners should put them out no earlier than Sunday night. Once the trash is picked up the container needs to be put away. If a homeowner places their trash can after the trash has been collected, please DO NOT leave it out until the next week's pickup. Those needing lids for their trash cans can call 575-528-3800. If the trash can is damaged by the service truck, replacement is free. If the can is damaged by the property owner, there is a \$55 fee.**
- **For the City of Sunland Park Code Compliance, contact Officer Humberto Hernandez 575-589-2225**