

TICONDEROGA:

MINUTES OF TICONDEROGA OWNERS' ASSOCIATION, INC. BOARD OF DIRECTOR'S MEETING MAY 5th, 2018, 8:00 A.M.

Pursuant to the Bylaws, notice was provided to Board Members that a meeting would take place May 5th, 2018, 9 A.M. at Mike Brogdon's house.

Board of Directors Present Were:

Mike Brogdon, President
Carol More, Vice President/Treasurer
Joe Carrillo, Secretary
Sam (Butch) DeFillippo, Director
James Garcia, Director

Ticonderoga HOA Administrator, Paul Edwards, present
Ticonderoga HOA Manager, Herman Candelaria, present

David Ladensohn to Appear at 10:00 A.M. to discuss proposed T-Mobile Communications Tower.

Randy Bevis to Appear at 11:00 A.M. to discuss along with Joe Carrillo the Mapping Project.

Director's Handouts:

Proposed Agenda BOD Meeting, Saturday May 5th, 2018
Minutes to Last BOD Meeting
TOA 2018 Budget
Balance of TOA Accounts
Amended and Restated Bylaws of TOA, Inc.
Proposed Changes to Bylaws of TOA, Inc.

The Board of Director's Meeting was led by Mike Brogdon, President, who opened for discussion each Agenda item and led voting on issues when needed.

The Meeting was called to order at 8:03 A.M. A quorum was present.

Approval of Agenda.

Approval of Previous Annual Owners' Association Meeting.

Approval of Previous BOD Meeting Minutes.

Overview and Discussion:

Ticonderoga HOA Administrator's Report:

P&L, Balance Sheet, Expense Report of TOA

Accounts Receivable and Payable
BOD policy to forgive delinquent Owner/Member

Applied penalties for past-due Assessments
Available Penalties, not yet used, specified in Bylaws and Covenants
D&O and P&L Insurance

Our Directors and Officers and Property and Liability Insurance policies are current.

Status of Voting on Bylaws Rule Changes:

Owners' votes approving the proposed changes to TOA's Bylaws are coming in. We need a two-thirds approval to ratify the proposed changes.

Status of Property Sales Within Ticonderoga

Property Taxes of the Greenbelts that Ticonderoga Owns are now correct as the few erroneously listed as "residential" were changed at the County Tax Assessor to non-residential."

The Board of Directors was actively engaged in discussion with our Administrator as each of the financial reports was presented.

Many options for remedy of Owners who are delinquent in paying assessments were discussed.

The Board of Directors is always mindful of the financial health of Ticonderoga.

As a note to Owners: You can access Ticonderoga's web site developed and maintained by Paul Edwards, our Administrator, at <ticonderogahoa.com>. You will find current legal documents and important information such as:

The mailing address for Ticonderoga
Contact information for the Administrator
Maps and video of Ticonderoga
A listing of Ticonderoga's Board of Directors and Officers
The Amended and Restated Articles of Incorporation
The Amended and Restated Bylaws of Ticonderoga Owners' Association
The Second Amended and Restated Declaration of Protective Covenants
Board of Directors' meeting Minutes
Financials
Owners' Guest Rules
Fishing Rules
Current Architectural Committee Members
Applications for general construction, new home structures, utilities and landscaping
Vehicle registration and info.
Guest dashboard pass
Current Gate codes and combination to the Dumpster pad-lock.

Very important to note is also the Unattended Recreational Vehicle Warning.

Please review the language in the Covenants 2.3 Prohibited Structures.

"No tent or recreational vehicle shall at any time be used as a permanent residence on a Lot. A tent or recreational vehicle, however, may be temporarily located on a Lot and occupied by the Owner of the Lot and such Owner's family members and guests for not more than ninety (90) nights per year (e.g. used for "camping" on a Lot). **All tents, recreational vehicles, and other camping equipment utilized for camping on a Lot shall be removed at the end of each camping period.**"

Ticonderoga HOA Manager's Report:

Electronic Gates Status:

Both the West and East gates are operational. There had been damage to the East gate and the pole that the keypad is on. Herman has repaired the damage. During the time that there has been gravel delivery to upgrade Ticonderoga Drive, both gates were locked open. Anytime the gate codes are changed, each Owner is individually notified via e-mail as to the change. In addition, gate code information is available via our web page <ticonderogahoa.com>. Use private Owner code TOA512.

Status of Trespassing:

There have been no trespassers of note from outside Ticonderoga. We still have Owners/ Members trespassing on other Owners' property. Trespassing creates a danger and is illegal under New Mexico Statutes-Section 30-14-1 Criminal Trespass. Please get an Owner's permission to go on their land. Ticonderoga's Greenbelts, lakes and streams also have their boundaries. Adjacent land is often private property. Migration Trail is "cabled out", that is locked, from September 1 until December 31 because of trespassers and hunters. Mike commented that it is a safety thing, and both Herman and Mike stated that no permission has been given.

Status of Streams, Ponds and Lakes:

Drought conditions continue in this area, even after the Spring runoff. The lack of water has adversely affected the level of water in our lakes and streams.

Fire Danger:

Open fires or fireworks are never allowed in Ticonderoga. Because of drought conditions, Rio Arriba County Fire Marshal has forbidden open fires anywhere in the County.

We are at an Extreme Fire Danger Level, the highest level of danger. Don't endanger your lives and property and the lives and property of others.

Fish Stocking:

Before Memorial Day weekend, Herman stocked 200 pounds of fish in each pond, 1000 pounds total. The timing of the stocking of the creek depends on water level. 600 pounds have been stocked in the creek and will wait for more water. Hopefully the "Monsoon Season" will begin soon. 200 pounds were stocked at the foot bridge, 200 pounds at West end of Cutthroat and 200 pounds at the "Let In."

Dumpster Status:

Because of the abuse of use of the dumpster, often by people who do not live in Ticonderoga, we tried first getting a bear-proof dumpster with a bar across the lid. When that didn't work, we put a padlock on the bar. Both actions were approved by Solid Waste Management. Please do not share the combination number, and please do not throw bags of trash and garbage outside the dumpster as the bears are very active and create a huge mess. If there continues to be abuse, the Owner of the property could remove his permission to have the dumpster there.

Condition of Common Roads:

The condition of the Common Roads is good.
In order to grade the Common Roads there needs to have been enough rain. We're hoping that the Monsoon Season will come soon, and then work can begin.
We will begin on the East side, adding \$5,000 of gravel where needed.

Condition of Culverts and Bar Ditches:

The condition of the culverts and bar ditches is good, but annual maintenance can only begin when we have had enough rain.

Ticonderoga Drive Upgrade:

Road upgrade has been done beginning from east to west for 8/10 of a mile and cost \$36,000 for a 4" crush to a depth of 6" and width of 12 feet plus \$4,000 for grader work. Five more loads to go.

Ticonderoga Drive will be maintained and improvements continued as time and funds allow over a 5-year period.

No winter maintenance will be conducted due to safety concerns when plowing snow on steep inclines with steeper drop-offs.
Ticonderoga Drive, even with upgrades, will always be dangerous in the winter.
It will be maintained, but not plowed.

Bridge Upgrade, Benches and Tables:

The rotting wood bridge across Chavez Creek needs to be replaced. Mike said that he has enough material to construct a new one. All benches and picnic tables were donated by Mike.

David Ladensohn has been scheduled to speak to the Board of Directors about a proposed T-Mobile enhanced communications tower. There are Restrictive Covenants dated March 26, 1994 which state in 5. "Extraordinary structures such as towers and observation decks must have written permission of all adjacent landowners."
Not all approve.

Mapping Discussion:

Randy Bevis summarized the work that he and Joe have done to provide Ticonderoga Owners and the County with accurate maps of Ticonderoga. Using a Garmin Surveyor, waypoints of roads were taken, then downloaded after each survey to Joe. He will submit road information to the County for correction of the 911 system, County records, etc. Many countless hours were spent to achieve these goals.

Hunting Discussion:

Photo Contest Discussion:

Next Meeting of BOD to be Announced:

Meeting adjourned: 12:28 P.M.