

**TMEPOA Quarterly Meeting  
Sunward Credit Union Meeting Room  
Edgewood, NM 87015  
10 a.m. Saturday, Sept 6th, 2025  
Minutes (draft)**

**Welcome and Introductions**

Connor Brown, President

**Attendance**

Attended:

Officers: Connor Brown, President, Joshua Morrison, 1<sup>st</sup> VP, Mariah Morrison, Secretary-Treasurer

Board Members: Eric Jones, Berta Moore, Rickey Monroe

Members absent- Rory Stark and Shane Schumacher

Homeowners in attendance: John Lammie

**Agenda**

Meeting called to order at 10:06 am

**Minutes** Approved Annual Board meeting minutes (motion M Morrison, seconded and approved unanimously)

**Officer's Reports**

President Connor Brown

Welcomed all with introductions and discussed the need to find a replacement for one of the open officer positions- Treasurer or Secretary, so that they are not being held by the same person.

1<sup>st</sup> VP Josh Morrison

Presented the Architecture report:

No formal requests, just inquiries on the lots for sale.

2<sup>nd</sup> VP Shane was absent, but it was discussed that the Culverts needed to be assessed

A resident was concerned about the condition of the condition of Large culvert under Thunder Mountain Road. It was also noted that Shane did some patchwork to the road at the entrance.

Treasurer Mariah Morrison

Presented the Treasurer's report (attached).

There were three transfer fee checks deposited. The five properties with late dues were discussed, and we will be sending out another note to those properties still due.

#### Secretary Mariah Morrison

There were four property transfers since the annual meeting in June, and the new Facebook page for neighborhood watch and community purposes was discussed.

#### Old Business

At the annual meeting, there was a slate election of the open officer positions, stating that Rory Stark would be the new treasurer and Laurel Danton would be our new secretary.

Stark and Danton both resigned from their positions.

Mariah Morrison agreed to take on the secretary position and then the treasurer position as well, until a replacement is found.

The Bylaws were amended to allow multiple residents of the same property (lots) to serve on the Board and as Officers; however, only one vote will be cast (and counted) on action items.

#### New Business

-It was discussed that the covenants need to be amended or verbiage needs to be changed in order to allow for any outdated covenants to be updated to adapt to the present period.

-A variance request from a resident was submitted to allow for Chickens, and it was determined that a variance for Animals cannot be granted by variance, due to how the verbiage of variance is written in the covenants, and that a 2/3 vote of the residents would be required to change it.

-Ideas were discussed to promote an increase in resident participation in the annual meetings to be able to make changes to the covenants.

-Cutting dead trees and removing those dead limbs and any slash was discussed, and the idea of having a "Community Clean-up" day was discussed. With the money being saved on the roads, the board will look into the cost of renting a roll-off dumpster to collect the dead limbs/slash with interest, date TBD, potentially making use of the neighborhood "park" area.

-Getting a quote for a permanent message board to be built near the entrance to be erected. (No soliciting, No speeding, community message board)

***Next meeting date- December 20th at 10 am at the Sunward meeting room***

**Adjournment** Noon