

TICONDEROGA BOARD OF DIRECTORS & OWNERS' ASSOCIATION ANNUAL MEETING

Saturday August 4, 2018, 9 A.M. at Bear Pond, lunch served.

The Meeting was called to order by Mike Brogdon, President of the Board of Directors (BOD) at 9:30 A.M.

Mike determined that a quorum of Directors and Owners present or by proxy has been achieved.

He then welcomed the Owners present.

Officers present were:

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

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

Directors and Ticonderoga's Administrator and Manager introduced themselves to the Owners present.

Members introduced themselves.

Our Administrator prepared handouts for Directors and Owners which included the following:

Agenda for the Annual Meeting Saturday August 4, 2018
Minutes of the BOD Meeting of May 5, 2018, 8:00 A.M.
Ticonderoga Annual Assessments & History by Lot and Membership 2010-2019
HOA Assessment Calculations 2019
Recreation Assessment Calculation 2019
TOA Accrual Basis Profit & Loss Budget vs. Actual YTD
Cover Sheet TOA Account
TOA Profit and Loss January 1 through August 3, 2018
TOA Balance Sheet as of August 3, 2018
TOA Expenses by Vendor Summary January 1 through August 2, 2018
TOA A/R Aging Summary as of August 2, 2018
TOA ARC Account QuickReport

TOA Proxy 2019 Annual Meeting of Owners including itemized listing for approval

each Article of the Bylaws of TOA.
TOA Greenbelts and Ponds as of 05/01/18
TOA letter to Owners re/Gate and Dumpster codes.
BOD Director biographies.

For those Owners who could not attend, Financials are available on Ticonderoga's Web Site, <www.ticonderogahoa.com>. Code for access to the financials is TOA512.

Approval of Agenda:

Mike called for approval of the Agenda. Randy Bevis moved and Sherri DeFillippo seconded the Motion.

Approval of Previous Board of Directors Meeting:

Mike called for approval of the BOD Minutes of May 5, 2018. James moved and Butch seconded the Motion.

Paul delivered his Administrator's report.

Paul discussed with Owners each of the 17 pages of his Financial Report. Annual Assessments & History show that Annual Assessments and Recreational Membership Assessments have not been increased for the four years Jan.1, 2016 through the planned Assessment of Jan.1, 2019. There was a line item (suggestion up for discussion) entitled Assessment Increase for Capital Road Improvements of \$100 per year. As it was only suggested, not adopted, one can see that no Annual Assessments before or after were affected. At the expense of equipment and material, this is the only way that we are going to be able to keep up entirely with the roads, which of course helps keep up property values. (See Condition of Common Roads below.)

Navigating Ticonderoga's Web Site:

The BOD encourages Owners to check out our Web Site. There is much information there that is not only interesting, but useful. Our Web Address and code for Owners to access financial information is mentioned above toward the top of this page.

Fire Prevention:

There were three fires this last year in Ticonderoga. They were a real "wake-up call." Two were along Ticonderoga Drive. Those two were caused by lightning strikes which burned inside large snags and potentially threatened the whole area. State Forestry was able to bring personnel and a truck close to the sites via Ticonderoga Drive. Herman Candelaria and Randy Bevis each worked to prevent the spread of these fires. As Ticonderoga Drive was at the time a dirt road, we realized that this was one important reason to upgrade that road, from the east end toward the west, was for access for Fire and Rescue Apparatus and Personnel.

The third fire was West of Penny's Pond. A large dead Cottonwood had been struck by lightning and fell, breaking through two high-voltage power lines which then were live on

the ground. It was a dangerous scene. The tree was burning on the ground and was beginning to spread North Easterly toward a heavily wooded area of Ticonderoga. Randy and Herman contained it with hand tools. 911 Central was called as a tanker with water was needed to totally extinguish the fire.

There were other times, including the day of the 2017 Annual Meeting, that Herman spotted smoke rising in Ticonderoga and hiked far in to make sure there was no developing fire. As a reminder: **NO OPEN FIRES OR FIREWORKS ARE EVER ALLOWED IN TICONDEROGA.**

Mapping: Creating Over-Lays:

The mapping project is a multi-year project with the following goals to provide:

Topographical Map of Ticonderoga Area

Roads in Ticonderoga Named and Unnamed, updating versions of the County's 20 year old data and names.

Greenbelt Locations and Access

Well System Locations

Culvert Locations

Firefighter Access to Water

Basic Ticonderoga Perimeter Map

Common, Smaller Roads, Dirt Roads, Private Roads

Lot Boundaries in Ticonderoga

Developer's Initial Plan for Well-Share Agreements

Wildfire Evacuation Routes

NORA Transformers and Transfer Points

Accurate maps, including the maps listed above, are important tools for Ticonderoga's Directors, Manager, Administrator, Owners, Utility Providers, and Emergency Services. Relevant, accurate maps and directions are necessary to lessen the time for emergency services to respond. Without those, there no is no such thing as response within "The Golden Hour" that people expect in cities.

Randy Bevis, Paul Edwards and Joe Carrillo have all worked on this project. Joe, who has experience handling Forestry's Timber Management process was invaluable and mentioned several sources for accessing and displaying mapping data bases including Ortho Maps, Geo-Reference Maps, and Google Earth. He said that On Ex is not completely accurate. If need be in the future, Ticonderoga could subscribe to ArcGIS, a Geographic Mapping System.

Butch DeFillippo commented that the work done so far was "a fantastic amount of work. This is all volunteer work."

Ticonderoga Manager Report:

Electronic Gate Status:

Both the West and East entrance gates are in good working order. We are still attempting to change the gate code quarterly. Unfortunately there are still some people getting the code and trespass and poach our fish and game.

Condition of Culverts and Bar Ditches

The health of Culverts is good.

Because of drought conditions, there has not been enough precipitation to repair bar ditches or grade the Common Roads at this time.

Status of Trespassing and Measures to Prevent:

The Board of Directors asks Owners to review New Mexico State law as well as Ticonderoga's Covenants. To quote from the Minutes of TOA's Board meeting of May 5, 2018, "We still have Owners/Members trespassing on other Owner's 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", from September 1 until December 31 because of trespassers, (poachers). Mike commented that it is a safety thing, and both Herman and Mike stated that no permission has been given.

Herman said in the Annual Meeting that trespassers that he encounters often have a "sense of entitlement." Owners must accompany their guests.

Mike stated that this year we will be placing cameras to hopefully record trespassers. Last year locks were cut and in one instance shots were fired in Mike's direction on Migration trail by folks from an unknown vehicle.

Condition of Common Roads

Status of Ticonderoga Drive: The work on upgrading Ticonderoga Drive from east to west for 8/10 of a mile has been completed at a considerable cost per ton. Over 1,000 tons of angulated, crushed base course was delivered and spread.

Mike emphasized that Ticonderoga Drive will not be bladed in the winter because of terrain, elevation and rapid accumulation of snow even in one hour or day, it is too dangerous for our operators of bladed equipment to plow. Further work is to be considered by the Board of Directors and possibly completed over a five-year period. This is considered a common road and we do have people beginning to build along the drive.

Status of Streams and Ponds

Project Status:

Badger Pond:

The BOD has in the past considered several options to make Badger Pond a tenable fishing area. The "pond" leaks and does not hold water. Options to remedy the problem are very expensive, and the BOD decided to shelve the possible project for another time.

There was considerable interest and discussion to change the fishing rules at Bear Pond to match those at Ticonderoga Pond for the youngsters fishing.

Fishing Signage:

Signage with rules have been placed at all lakes in Ticonderoga. They have faded in the sun, and the vendor that the signs were purchased from will be contacted as there was a guarantee that they would last for more years than they have.

Dumpster:

Herman suggested that Ticonderoga might consider a dumpster with a larger capacity. The enclosure was built large enough to accommodate a larger dumpster. He also reminded Owners to re-lock the pad lock after opening to access the dumpster.

Please do not share the combination lock code. Also, please do not, for convenience sake, place trash in polycart bins that belong to other Owners.

Please, it is important that we all keep the area clean. This is private property that we were so generously allowed to use for the dumpster.

Penny's Pond:

Because of drought conditions, all of Ticonderoga lakes and streams have less water. Further, the water that would normally feed Penny's Pond was made available by an agreement with Management of Garcia Ranch. At this point, with new management, they are not responsive. Last year we lost our previous adjudicated water rights. Don Diego Gonzalez, the Owner of Elkview-Penny's Tract-Red Cabin lots is a Hydrologist and has offered his services to facilitate any transfer of water rights. We would like to get these transferred before and money is put into Penny's Pond at this time.

As more people move into Ticonderoga we will need to look at all pond options, including Penny's, Badger and possibly Hidden Pond.

Ticonderoga Lake Maintenance:

Last year we used a herbicide on the cat tails and when there was snow on the ground, Herman used a blow-torch to burn cattails which were crowding the lake. He said more fish-friendly herbicide is needed.

Overall, the Ponds are in good shape.

Ticonderoga's Burn Pile:

Herman also burned Ticonderoga's Burn Pile which had grown huge. According to the County's Burn permit, this required his constant monitoring.

ARC Committee Report:

The Architectural Review Committee is comprised of:

Sheri DeFillippo, Committee Chair

Keith Johnson

James Garcia

The Architectural Committee report was presented by Sherie DeFillippo.

Fishing Advisory Report:

The Fishing Advisor Report was presented by David Ladensohn, advisor to the BOD. He also asked permission of the BOD to mention the proposed T-Mobile Enhanced Communications tower. Although approved by the County, Restrictive Covenants dated March 26, 1994 state that "Extraordinary structures such as towers and observation decks must have written permission of all adjacent landowners." Not all of the five adjacent landowners have agreed to the tower.

Election of 2019 Board of Directors:

Open nominations from the floor, call for nominations

Nomination of the existing BOD to continue:

Randy Bevis nominated the existing BOD continue for the next year.

At this point Joe Carrillo resigned from BOD and read a prepared statement.

David Pace, Owner of Apache Ridge Tract 4, offered to run as Director.

Mike nominated David Pace for Director, Sheri DeFillippo seconded.

Owners voted unanimously to elect nominated Directors for Ticonderoga's working year, August 4, 2018 to August 3, 2019 the following:

Mike Brogdon

Butch DeFillippo

James Garcia

Carol More

David Pace

Next Meeting of BOD TBD, 2018

Kurt Plouff moved that the Annual Meeting be adjourned and Gary Langmaid seconded.

Meeting adjourned at 11:50.

Lunch was served.

Special thanks to Herman Candelaria for the terrific smoked beef brisket and ribs and to Kathi Brogdon who helped with food coordination and brought side dishes, desert and other stuff necessary for any great picnic. Randy Bevis managed the ordering, set-up and removal of the tent, tables, chairs, and port-o-poties. He also brought the soft drinks, water, ice and trash bags. Joe Carrillo did a wonderful job on all the map creation detail with Randy Bevis doing the GPS work and log files. Paul Edwards dealt with the invitations to all Owners, tracking of proxy votes and attendance as well as the creation and printing of all financial and Administrative documents handed out to Directors and all Owners.

Not to be forgotten is thanks to the Owners who found the time to attend. It was good to see your faces again as well as new faces. Your active involvement in discussions made the Annual Meeting a success.