

Ticonderoga Board of Directors Meeting  
May 4, 2019

Mike Brogdon called the meeting to order at 8:56am.

Present for Board of Directors Meeting on 5-4-19:

Mike Brogdon, President  
Carol More, Vice President & Treasurer  
David Pace, Secretary  
Sam (Butch) DeFillippo, Director  
James Garcia, Director

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

Jeannie Pace, recording minutes  
Cherie DeFillippo, ARC  
Benny Sandoval, guest

Minutes of meeting on October 13, 2018 were approved  
Agenda for May 4, 2019 meeting was approved

**Ticonderoga HOA Administrator's Report:**

Paul Edwards presented the budget report. Overall the HOA is \$1,620.10 over budget. The major line item contributing to this overage was the unusual amount of snow plowing the roads this year.

The TOA Balance Sheet and Vendor Summary was reviewed.

Members with password to the website may view financial statements on the TOA website.

Next the board reviewed the TOA's Aging Summary. This is a list of members with dues and/or late fees in arrears. The TOA bylaws state that liens may be filed on members with dues in arrears.

Bills for TOA membership and Recreation Fees go out on January 1.

Members receive a 30-day overdue letter in February with notice of \$100 late fee added.

Dues unpaid in March are considered in covenant violation.

Certified letters will be sent to owners in arrears.

According to bylaws and for the Board to apply due diligence, liens will be filed on accounts in arrears for more than 60 days.

Property tax on Ticonderoga Greenbelts was reviewed. The tax rate on Badger Park appears to be overvalued. Herman Candelaria volunteered to meet with the county assessor to have this reviewed.

Items in the bylaws that need restated and/or corrected were reviewed. These are the same items that needed a quorum vote last year. The problem is the lack of response from owners. Owners are hereby reminded that their vote may go to the BOD when there is a lack of quorum. If there is no protest and the Board of Directors determine the changes are good for the development and preservation of the TOA, then the board will become the proxy when owners have failed to vote.

Paul Edwards and Carol More will meet with the TOA's attorney to verify process.

### **Administrator's report concluded**

TOA Member Benny Sandoval, arrived at 10:00, asked to introduce his concerns and questions about the status of Penny's Pond. Because of the lush grazing, watering and mating area for wildlife, Mr. Sandoval asked for clarification on the plans for Penny's Pond.

Herman provided a historical narrative about this pond. A few years ago, the NM Engineer's Office adjudicated the removal of 3 acre/ft of water from Penny's Pond and pastures in order for New Mexico to honor water agreements with Texas.

There is a plan for sustaining Penny's Pond, but the legal process of water rights is slow and lengthy. Herman Candelaria has water rights he is willing to transfer to the TOA in support of Penny's Pond. He has notified the watershed and ditch committee to move the water rights and reestablish in Penny's Pond. Don Diego, TOA member and hydrologist is also working with Herman toward this goal. Adjoining property owners will be notified that the TOA will need backhoe access to the weir.

After all the legal processes that grant water rights is complete, then the water can be transferred. Penny's Pond is ready to receive the water. Benny Sandoval and his wife have volunteered to help keep the acequias clear.

### **Ticonderoga HOA Manager's Report:**

Herman reported on the status of creeks and ponds. The fish count in the ponds is low, but Herman reminded the board that some fish flush to the Chama River during the spring runoff. Bears and birds of prey also deplete the fish population.

The need to relocate and a more permanent anchor for the aerator in the center of Ticonderoga Pond is recognized and slated for repair this year.

Permits to stock Bear and Ticonderoga Ponds have been obtained. Ponds will be stocked before Memorial Day. Chavez Creek will be stocked soon but is contingent on runoff. Estimated cost is \$4.00 per pound plus permits and delivery fee.

Roads on the east side of the development are being graded and repaired. Culvert flows are being reestablished.

The condition of the header logs over east and west gates will be evaluated and replaced if deemed necessary.

The wood foot bridge near Cabin Pond will be rebuilt this year using steel beams provided by Mike Brogdon. Herman has plans to place the beams, brace and weld, and coat with Rhino Liner.

The TOA received a grant from the Forest Department to thin trees for fire mitigation. This has not yet started. Owners that also applied and received the grant stated their lots have been evaluated and trees have been marked, but no thinning has taken place yet.

New gate code effective May 15, 2019. Members watch for a letter with new gate code.

### **Board of Directors Report:**

The Architectural Review Committee consists of three members that serve for 3 years. Cherie DeFillippo has generously served for four years and her time has been greatly appreciated.

After discussion and voting with motions moved and approved, the new ARC members will be:  
James Garcia - Chair  
Benny Sandoval  
Grant Allen

The ARC reviews building plans after the owner has obtained state and other proper permits. This ensures the TOA that environmental, county, NORA and zoning concerns have been approved.

Paul Edwards volunteered to develop a checklist for the future.

The business that made the fishing signs for the ponds will be contacted because the signs are weathering and becoming unreadable sooner than warranted.

Poaching and trespassing are a serious concern for the TOA. Officers at NM Game and Fish are alerted to the violations and are on call. Please remember that all of Ticonderoga is private property. It is unlawful to knowingly enter upon any private property to take or kill any game animal without possessing written permission from the landowner which particularly states the activity permitted, the date and the length of time.

A new budget and road development plan will be presented at the June 22 BOD meeting.

All members are reminded they are welcome to attend board meetings. TOA members will find previous minutes on the website along with dates/times of the next meetings. If there is information you cannot find on the website, please ask a board member for clarification. The BOD wants to address members' concerns. Please ask to be put on the agenda.

**We are always looking for help from members.  
Give us a call anytime. Our doors are always open.**

**Ticonderoga Owners Association  
HC 75 Box 215  
Chama, NM 87520  
e-mail: [tico.admin@ticonderogahoa.com](mailto:tico.admin@ticonderogahoa.com)  
Call: 575-404-1771**

Next Board meeting is scheduled for June 22, 2019 at 9:00 a.m. at the home of Butch and Cherie DeFillippo.

Annual owners' meeting will be Saturday, August 3, 2019 at 10:00 a.m. at the home of Randy and Carol More Bevis.

Motion to end the meeting at 12:00 p.m. was approved.