

Nancy Follett
Secretary Cedar Creek HOA Board

Cedar Creek Annual Meeting minutes - 1/17/15

- Meeting called to order.
- Introduction of board members.
- Secretary's report (Nancy Follett): HOA residents contact list has been updated and corrected version will be re-distributed shortly.
- Treasurer's report (Marcia Tipton):
 - 6 owners still haven't paid 2014 dues.
 - A lien will be filed with the County to recover several years of dues on foreclosed property on Cedar Creek Road.
 - Dues have been increased by 5% to \$28.93 per acre for 2015 in order to build up reserves.
 - We try to keep reserves around \$5000 and are currently at about \$4300.
 - Dues bills for the calendar year 2015 will be sent in late January with a due date of 3/15/15. Moving payment to the beginning of the year will help ensure that dues are collected for property sales that happen mid-year.
- Webmaster's report (Drew Boswell):
 - Many improvements have been made to the web site www.cedarcreekplacitas.com during Drew's tenure, such as publishing board member responsibilities and Board meeting minutes.
 - Drew encouraged the incoming board to continue to expand and improve use of the web site.
 - There was a request from a homeowner that we post service provider (such as plumber) recommendations from homeowners on the web site. These would be individual recommendations, with no implied endorsement from the Board.
- President's report (Judy Gajkowski):
 - Judy thanked many community members for all the wonderful volunteer work done for the community throughout the year.
 - New doors were placed on the bulletin board by the mailboxes.
 - The adobe wall by the mailboxes was re-sealed.
 - The dumpster was provided for property clean up in October.
 - The annual social was held at the Landers' house.
 - Realtor disclosures are now required when a property changes hands. The Board put in place a form to gather the contact information for new owners in this process, as well as providing financial disclosures and other required information to the purchaser.
 - Judy expressed the community's condolences for ill, injured and deceased community members.
 - The outgoing board thanked Judy and Drew for their tireless service to the Board and to the community.
- ACC report (Mike Griegos):

- There has been only one plan submitted for approval. That was for an outdoor fireplace, and a spark arrestor was added in order to gain approval.
- All planned changes in structures such as walls and any other permanent structures on a property need to have plans submitted for approval well in advance of the planned project start.
- Mike recommends that the Board rewrite the ACC covenants to make maintenance requirements clearer. The original covenants were written to benefit the developer, and we are now at a different stage in the community life cycle. As the covenants are currently written, we lack enforcement capabilities, which could be a big problem if we had a challenge. As Mike notes, Cedar Creek offers views and attractive standardization of architecture, and none of us want to decrease home value by endangering either of those values. Updating ACC covenants will be especially important for any new construction on currently empty lots.
- 2015 Board members:
 - Marcia will continue to serve as Treasurer, and Nancy will continue to serve as Secretary.
 - Judy, John Robertson and Drew are stepping down from the Board this year. We sincerely thank them for all their hard work over many years.
 - Ed Chamberlin has offered to join the Board as Webmaster, taking over from Drew Boswell. Welcome, Ed! Ed was nominated from the floor for a 2-year term, and was elected to the Board by unanimous vote of those present.
 - One additional Board member is needed, and suggestions from the community are welcome. The 2015 Board currently has no President.
 - Between proxies and the lot owners present we had 34 votes providing a quorum.
- Comments from meeting participants:
 - There was a question about ongoing erosion problems on various roads which are maintained by the County. Rick Shumard had been in touch with the County on these issues in the past, and offered to visit with their management again to discuss our needs. Homeowners suggested that what has worked well in the past was to get together with several neighbors who are impacted by a road repair need and contact the Sandoval County Roads department jointly to ask for a resolution. Rick noted that Sandoval is a huge County without a huge budget to repair roads. Thus, it's a constant priority juggling act to determine what gets attention first. Our primary contact in the department is Jason Clark: JClark@sandovalcountynm.gov
 - Although no one else volunteered to serve on the Board, there was a suggestion from the floor that community members offer to get involved on a per-project ad hoc basis. We all need to pitch in to make Cedar Creek continue to be a great place to live.
 - There is a new radio station in Placitas: KUPR 99.9 FM See <http://kupr.lasplacitas.org/> for more information.
- Meeting adjourned.