

Los Ranchos Del Rio Property Owners Association, Inc.

PO Box 2914, Sunland Park, NM 88063

<http://www.losranchosdelrio.com>



Board of Trustees

Ray Limas, President

Norexy Frankel, Vice

President,

Marlene Wurdeman, Secretary

Jim Daw, Treasurer

David Frankel, At Large

March 16, 2016

Re: Annual Meeting of Property Owners Minutes

The annual meeting of the Los Ranchos Del Rio Property Owners Association, Inc. was held March 16th at 7:00PM at the City of Sunland Park Council Chambers.

Trustees Present: Ray Limas, Marlene Wurdeman, David Frankel, Norexy Frankel.

Absent: Jimmy Daw

There were enough residents present to make a quorum. Nineteen (19) owners present with two (2) Proxies

Meeting called to order at 7:04 PM.

1. **Introduction;** of Trustees and attendees.
2. **Minutes;** Motion to approve last year's minutes was made, seconded, and passed
3. **ACC Report;** Nothing to report but a couple of small construction projects were approved.
4. **Treasurer Report;** on behalf of the Treasurer, RL passed out the 2016 Budget to all present. This year's budget has \$40K allocated for special projects (i.e. ditch maintenance, Century Link Internet project, and continuing arch/gate maintenance). Foreclosure on Block 3, Lot 17 is still in progress. Motion to approve the budget was made, seconded, and passed.
5. **President Report;** RL reported on some Capital Improvements, rain ditch maintenance completed with some redone due to puddling. Property owners who have properties with rain ditches are reminded to maintain their half of the ditch and to keep them free of litter and excess weeds. Letters to these owners will be forthcoming to reiterate this. If the Association ends up cleaning them on behalf of the owner, the owner will be billed for the work. Residents are reminded that mistletoe is a parasite for trees and should be cut from tree limbs as it can eventually kill a tree. It was reported that there seems to be infestation of mistletoe on many trees in our neighborhood.
6. **Secretary's Report;** reminder that mailing addresses for letters being mailed to property owners are obtained and verified through the Dona Ana County website. If any changes to current mailing addresses (on record) are needed, they need to go to through the Dona Ana County office to do this. She noted that there are a few residents who have a mailing address (of record) that is something other than that of their physical LRDR residence, for example: El Paso, TX.
7. **A resident complained** of the trash accumulating and overflowing in the big trash bin on the property of the new house being constructed at 103 Los Ranchos Del Rio. The owner will be notified to have the trash bin container emptied and/or removed.
8. **Gate/Arch;** New foliage was added to the gate entrance. Concern that the two signs attached on the gates (coming in and going out) was causing the gates to occasionally malfunction. A suggestion was made to remove the signs from the gates altogether. Another suggestion to put the signs closer to the hinge might be better and still keep the signs attached to the gate for better visibility for drivers approaching the gate.
9. **New Fine Structure;** RL explained that a new fine structure is needed to penalize the repeat Covenants violators and offenders (this would not change for fines levied against the owners of the few undeveloped properties). The existing \$100 per month fine isn't enough to propel repeat offenders to make corrections for their violation(s) and the violation(s) continue to be a blight on the neighborhood. The new fine structure proposed, which requires a change to our Covenants, would be as follows:
 - first month - notification of violation by letter and 30 days to fix;
 - \$100 for second month after notification of each Covenant violation;
 - \$200 for third month after notification of each Covenant violation;
 - \$500 each month for non-compliance thereafter.

A vote was put forth with 15 attendees in favor of increasing our fines. The Board will begin discussion with our lawyer to put forth this change to our Covenants. In the meantime, a letter will be sent to all Property Owners of this new fine structure.

10. **CenturyLink High-Speed Internet Project:** RL reported that CenturyLink (who bought out Quest, a high-speed Internet and TV provider), was contacted and a proposal sought for Internet and DirectTV service to be brought into our neighborhood. The connection would be through fiber optic run to our neighborhood's distribution box, which would then go through the existing copper (telephone) wiring already at the property. CenturyLink has quoted us a total price of \$35,000 for the project. The President put forth a proposal for each resident (61 properties in all) to pay a one-time fee of \$300 (for a total of \$18,300) and that the LRDR Association would pay the balance of \$16,700 out of its account. Ultimately three proposals were put forth for a vote and herewith the proposal and vote tally:

- a) Not having CenturyLink at all: 8 votes
- b) Want CenturyLink, have property owner pay \$300 and LRDR to pay the rest: 5 votes
- c) Want LRDR Association to pay total amount out of its account: 11 votes

The measure passed is that the LRDR Association will pay for the CenturyLink installation in full out of its account. Each resident, however will be responsible for their own individual CenturyLink installation fees and service plan.

- 11. **Trustee Election;** Motion for Ray Limas to remain in the President's position was made, seconded and passed.
- 12. **ACC Election;** Motion for the four incumbent members Jim Brandt, John Cooney, Bill Levin and Ray Limas to the ACC, was made, seconded and passed. The ACC members serve for 5 years.
- 13. **Special Thanks;** The Board thanks Grace Hansen for her tireless work as President of the Los Ranchos Del Rio Property Owner Association the past seven years.

Meeting Adjourned at 8:32 PM.
Minutes taken by Marlene Wurdeman

Special Announcements

- **Until we can get the installation of a new phone line to Board member David Frankel's house, Chuck Hanson 915-204-1031 or hansonchuck@yahoo.com continues to be is our point of contact when needing an entry code for your garage sales, parties, home construction, etc. Please email or text and allow at least one week to have the codes setup. Contacting him prior to mailing out invitations or placing an ad in the paper would be advisable. He is also the person to call for additional remotes. There is a fee of \$40 per remote. Residents will be advised by letter when the new point of contact is in place.**
- **Alberto Chaparo is our representative with the City of Sunland Park (575) 997-5229. His hours are M-F 7:30-4:00. Complaints can be filed anonymously. After hours call Dona Ana County 575-526-0795 ext. 6 or the Sunland Park Police at (575) 589-2225.**
- **Trash Cans; Trash pickup is on Mondays. Owners should put them out no earlier than Sunday night. Once the trash is picked up the container needs to be put away. If a homeowner places their trash can after the trash has been collected, please DO NOT leave it out until the next week's pickup. Those needing lids for their trash cans can call 575-528-3800. If the trash can is damaged by the service truck, replacement is free. If the can is damaged by the property owner, there is a \$55 fee.**
- **For the City of Sunland Park Code Compliance, contact Officer Humberto Hernandez 575-589-2225**