

Tierra Colinas Homeowners ANNUAL Meeting
Tuesday, January 27, 2011

Meeting Began at 7:05 pm

Board Members in attendance: Ann Bitter, Cris Phillips (treasurer), Ron Billingsley, Jake Greene and Maria Borden (secretary)

Attendance was taken with a sign in sheet. 5 proxy's as well. There was a good turnout/we met a quorum.

Last year's minutes were read and approved. (Smoky moved/Lyn 2nd)

Treasurer's Report: Checking account - \$16,809.28 with deposits of (\$2000, \$891.50, \$1100 and a refund (-20.68) balance is = \$20,680.10

Savings Account has \$15,053.14

Smokey moved/Lyn 2nd/approved

Delinquent Accounts:

Grimm/Lot 12	\$412.12 (Home)
Kingman/Lot 45	\$206.05 (Lot)
Reynolds/Lot 19	\$408.37 (Lot)
Trujillo/Lot 30	\$824.24(Home/Foreclosed)

New Homeowners:

Mari Howard Cooper – 39 Vista Estrella S.
Nancy and Neil Miller – 105 Ave. de la Paz
Steve and Ginny Smulka – 25 Ave. de la Paz

Ann proposed that homeowners accept the budget for 2011. *Contributions from Spur Ranch Road. We should submit a revised budget. We are forming a separate road association. If it progresses it will have its own account. It will be separate from TC. We are going to draft a "provisional" budget. Ann motioned to accept/Jake 2nd. Approved.

Nominations/Election of new Board of Directors. We need at least 3 board members and not more than 5. They are 2 year terms.

Jake Greene has one year left. Ron Billingsley has one year left. Ann Bitter and Maria Borden terms have expired. Cris Phillips is resigning. Nominated were Sharon Peterson and Dee Hall. No one else volunteered. Everyone agreed to approve the new nominees. Board will have opportunity to discuss the potential for a 5th board member. Next meeting is March 16, 2010. *A special meeting will be held on February 7th to go over everything with the new board members.

Tierra Bello: Vicky Lucero has said that Joe Miller still has not responded to the commissioners regarding affordable housing and his engineering standards, etc. We don't know if he will go away? If he comes up in a future agenda we will know about it. He is busy w/his new development "Cimarron Village".

Spur Ranch Road: Jake/Ron. Our interior roads are in better shape than SRR. There are a few spots that need grading. Base course will be needed too. The idea is to start at 285. 4" base course and to do it in stages. This is Ron's opinion. Jake - state of flux with regards to Road Maintenance. *How you organize it? Who accounts for \$? TC and other homeowners can contribute. We need a management plan. They recently met 1/26/11 to discuss. Jim Garland is taking a stab at writing up some bylaws "instrument" - "first set of bones". We have received a 1st time donation. TC is the largest subdivision so we will constitute about 60%. So far about \$3000 has been raised with the surrounding areas off of Spur Ranch Rd and folks further down SRR. We purposely did not grade SRR (for almost 1 year) to make a statement. We have an attorney John Hayes who specializes in real estate law and road associations. Doreen Hutchins asked if a voluntary association can ask for donations? To do a tax assessment is a long and complicated process. John Hayes can write a covenant that goes w/home - compels future folks to participate in a road association. We put together an organization that receives funds to show some success. We get an agreement between all the HOA's/each board is obligated. Do a hybrid model - an association among an association. *Tierra Colinas, Rosa Linda, Spur Ranch, Silver Saddle, Rancho San Lucas. We need to preserve the value of our real estate by maintaining SRR!

Speed kills our roads! Signage might be an idea in a humorous way? No speed bumps. For a tax assessment district – the county fronts the money. An engineer study is done. It has to be up to standards. Call a meeting in the neighborhood. 66% must agree for a tax assessment. i.e. \$1 million dollars. A Bond is done. All costs are lumped together and each homeowner is assessed over 20 years. SF County is NOT a fan of this. There is a certain threshold. SRR would need to be paved. Asphalt is more expensive to maintain. Someone needs to find out if there is a restriction on weight on SRR – ton restriction? Waste management trucks need to slow down too.

Miscellaneous: Dave Bernal on 14 Vista Estrella N. wanted to know why the grader is always parked at the end of their cul de sac by the PNM station? He was very upset about it. The question is where to we park the grader?

Trash Service? Would folks be interested in a new service for ½ the price of Waste Mgmt? Tom Cohen was checking into it. It needs to be as reliable as Waste Mgmt. What about recycling?

Architectural Committee: Solar panels are okay. It's part of the NM Solar Rights Act. Screening would be required. 3 new comer welcome packets were delivered. Continue to work on John Hawkins and Lot 1. He is supposed to get an appraisal and re-list the home at the new appraised price.

Bill Davis a neighbor will be picking up “stones/rocks” from the recent grading. Sat. 1/29/11 (10 – 2). *Just along SRR. Volunteers are welcome!

Motion for adjournment – 8:20 pm.

Respectfully submitted – Maria Borden