

Annual TCHA meeting 1-26-12

7:00pm call to order by our president, Jake Greene.

Minutes from the 1-27-11 HOA were read and approved.

Treasurer's report was given by Sharon Peterson. She reviewed the 2011 Budget vs. Actual Expenditures. That report is attached. It was moved that we accept and approved by the members.

The meeting was open to nominations for new board members. Steve Cambell volunteered and Sandeep Patel's name was added as well. Ballots were passed out, collected and counted. We received enough votes to accept both new members. Dee Hall and Sharon Peterson will remain on the Board for one more year and the new members will serve 2 year terms. It was later learned that Sandeep will be unable to serve, so Steve, Dee and Sharon will make calls to neighbors asking for volunteers.

Discussion of Spur Ranch Road was led by Ron Billingsly. The contractor "Road Packer Plus" originally mis-calculated the chemical additive and the surface failed to harden. They agreed to re-do the road until and to date is looking good. Road Packer's President personally oversaw the job and announced the company will be making Albuquerque their headquarters. Gravel has been placed on part of the road until the road is able to cure.

We are no longer responsible for Spur Ranch Road with the newly formed SRRA taking over, but it is important to continue to set aside funds towards that portion remaining in poor condition. At some time the new association may need contributions toward revitalization of the remaining Spur Ranch Road.

The interior TCHA roads are in pretty good condition. Ron Billingsly will continue to grade and Tim Leekbee will plow for snow removal.

Reasonable speed limits are recommended for all of our roads.

Architectural report was given by Dee Hall. It was moved to accept and approve and is attached hereto.

Priorities for 2012 were discussed.

- ...dogs should be kept under control of owner and on leash when walked
- ...trash cans are being left on the streets
- ...neighbor hood watch?
- ...trespassers on the Tierra Bello land
- ...web-site and blog for TCHA
- ...keeping track of Tierra Bello developments and roadways

Jake was praised for his service and his enforcement policies for unpaid liens. Note: any liens need to be re-filed after 2 years.

Other business: Hawkins update: Essentially the house at Avenida de la Paz was not finished during the first year build out. Hutchens filed suit on Hawkins and TCHA which resulted in a settlement agreement. The agreement allowed Hawkins to finish the home and try to sell during a 12 month period. If not sold he was to have an appraisal done by a mutually agreeable appraiser and list at that value for sale with an unrelated Realtor. Discussion followed and the matter will be taken up by the future Board.

The meeting was adjourned at 8:45pm

Respectfully submitted,

Dec Hall
Secretary, TCHA