

Tierra Colinas Homeowners Association Annual Meeting

January 27, 2015

The meeting was called to order by Mark Herndon, President, at 5:33.

Those present were: Mark Herndon, President, Jerry Griffin, Vice President, Katherine Tvaronas, Treasurer, Steve Smulka, Architectural Committee, George Hughes, Secretary. Quorum of the TCHA board was present.

Reviewed minutes - amended

Mark motioned to approve the minutes. Jerry seconded motion. Approved.

(The board asked for volunteers to join the TCHA board. No one volunteered.) was added subsequent to the meeting.

Jake Green - gave talk about Spur Ranch Road and is a member of the Spur Ranch Road Association.

Jim Garland - President, Spur Ranch Road Association

Spur Ranch Road - minutes - erosion -almost closed road

Jim -\$20,800 -amount from assessment - amount depends on revenues

- people are interested in equity

- Communities served: Silver Saddle, Rancho San Lucas, Rosalinda, Tierra Colinas - 87%

- Sheet with what different neighborhood areas pay

Question: Are we paying for area labeled private area?

Spur Ranch Road - East - treated portion bladed before cured -

Bob Sherman never under contract - put in more money and work - will come back to make it right.

- pay for operators fuel - about \$750 for chemical - blading and rolling - Folks not paying fair share.

Jim - making efforts to contact neighbors to contribute

- Barn at end of road - three residencies in the area - Jackie Hollister trying to get her neighbors on board.

Spur Ranch - biggest problem - not responsive, not giving as much money.

Jan Williams - consultant

Jim - show me the road tour - different soil type, finer material - blows away - stupendous soil loss - key to maintain road - get water off.

Upper regions of San Marcos Arroyo slopes towards Spur Ranch Road - called thread of stream - different soil type. Small particulate matter creates problem anytime it crosses the road - runoff problem.

Continuation of natural drain part of Spur Ranch Road Association planning - wants to get more people at the end of the road to get more interested.

Study group - what are the alternatives? And related costs?

Jim - defiant issue - bylaws spur Ranch road association says they're responsible for spur Ranch Road - Silver saddle and East -Road presents community safety issues.

Get people west to know better what's involved with road maintenance - if not maintained would become in passable - Safety - flooding damage - unexpected... if we did nothing, Road would become impassable. Los Compadres is in very bad shape. Jim - Joe Miller isn't taking care of

roads he is supposed to in agreement with county.

Jerry - Road Study - if Road goes -

Jake - no action alternative - no maintenance past Junipero.

Other alternatives and related costs. Jerry - work on roads when weather is better culvert put in - is doing its job.

Al - Road diverted natural water flow.

- \$200 - \$275 - at end of road - marked private road - not private - Google Earth - map

Jake - engineer - where does spur Ranch Road and? Look at survey - Spur Ranch Road owned by property owners along the road. Jake - changes in boards operation fairly complete email list - working on better communication. Jake Green - Member of Spur Ranch Road Board - sevenbears@cnsr.com 505-920-1085 - making changes to be more responsive to people.

Bin items:

Al - dues - \$200 and \$275 - set in 2011 at time - Road packer - chemical - under impression that road would last - wanted to build up reserve. Had to spend more than what Spur Ranch Road thought we would have to spend \$17 per month - weed control, road maintenance.

Katherine - maintain our roads and spur Ranch Road -

Jerry - Tierra Colinas pays 45% with 55% of east end use - Spur Ranch Road - new expense 9 years - \$6000 - \$8000 per year - before Spur Ranch Road Association - bare-bones.

Ron - graded Spur Ranch Road all the way back since Ron's been working on roads.

Jake - bionic soil - doing the same thing that doesn't work.

Reason for Spur Ranch Road Association - Ann Bitter - Tierra Colinas felt it was carrying burden of maintaining Road. Road used to be in very bad shape.

\$150,000 - base course every one or two years.

Bob Sherwin - roadwork consulted with Sherwin - grates 2 inches down in part, water, grate and compact in order to reactivate chemical - old amount - regular grating, rolling, one or two culverts East - bar ditches.

Ron - lignum sulfinate - why - effort to keep dust down.

Al - plea for people in the area - to keep emails up-to-date and slow down.

Katherine - Treasurers Report

Expenses on budget bigger than money coming in - balance - \$9000 less in checking.

Ron - Spur Ranch Road - voluntary commitment Tierra Colinas pays from

Jake - battle of road packer - experiment - different maintenance possibilities possibly cheaper

Ron - road will need to be maintained.

Irania - road better - easier to sell properties.

Rancho San Lucas - 9 houses - 20 lots

\$200 for Tierra Colinas - Spur Ranch Road - \$9300 assessed Tierra Colinas amount.

Martha - half of money for reserve after results - acted in good faith - \$8000 - hold half - \$4000.

Jake - not fair

In three years time - Road not so good.

Jake - road will not hold up like pavement - No contract -

Sharon - if you want to sell house - Road is important - to be good.

Ron - reevaluate fees.

Jake - if it doesn't work, try something different.

Jerry - pay after we collect our dues 50%.

\$17,000 for roads.

Mark - see dues collected then TCHA pay - 50% of dues

- HA's need money.

TCHA used to pay \$6000 to Spur Ranch Road.

If TCHA pays \$8000 it will drain our reserves.

-10 lots 40 homes -

Jerry motioned to pay half of collected dues approximately \$7000. Seconded and approved.

Budget

(The board asked for volunteers to join the TCHA board a second time. No one volunteered.)
added subsequent to the meeting.

Steve got in touch with the lawyer - Mondello POD - contacted many times - in court this summer with insurance company for failed plumbing.

Against code - POD on other property - different person.

Jake - make, promulgate rules that are more binding to get more compliance - clarification - covenants - guidelines - something not permitted, write it to exclude anything not meeting covenant rules - must be fixed when property is sold. Exclude stuff we don't want - consequence - for -

Steve talked with Pat, said he's going to move shed. Also said he's moving RV to his land in Chama.

Stop signs - cyclists - safety...

Katherine motioned to approve budget. Motion accepted and approved.

Comment - Joe Miller not living up to responsibility - talk to commissioner Estefan - problem with voluntary contractor responsibility. - Fred Richardson other RV - has he been notified?

Vista Estrella and ADLP - not in least conspicuous place - electric line to it.

Jake - code inspector may be able to come out - up lighting across street right - night skies ordinance? Santa Fe County to be looked into. Mark - Thanks Ron for road and bulletin board. - Thanks Tim for snow removal.

Respectfully submitted,

George Hughes

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