

MINUTES
ALAMEDA SOUTHRIDGE OWNERS ASSOCIATION
ANNUAL MEETING - NOVEMBER 14, 2019

The annual meeting was called to order at Good Samaritan Village, 3011 Buena Vida Circle, at 6:30 by President Dr. Tom Paz. Board members present: Ben Bell, Ila Carroll, Norma Chaparro, Kyle Moberly, Donna Moore, Dr. Tom Paz, Dr. Iman Raza Jeff Schwehn, Sharon Stadvold and manager Dolores DeMers.

Dolores DeMers and Sharon Stadvold confirmed that a quorum was present.

Kyle Moberly moved with a second by Ken Mompellier to accept the 2018 Minutes as presented. Motion carried.

Wade Echtenkamp presented a study done by the landscape committee which assessed the present state of the weirs in the development. Edward Martinez, the original designer of the drainage was contacted and indicated the weirs are over-silted and over-planted. The committee estimates the cost of repairs will be around \$850 each and there are 150 weirs that need to be repaired over a period of time. There is a question whether the city is responsible for the weirs along Paseo de Onate, but Kyle Moberly has had no response from the city as to meeting for discussions to address this and renewal of city agreements.

Dr. Iman Raza reported that 13 of the new neighborhood watch signs have been installed with two remaining. The neighborhood watch program needs more block captains to maintain the "neighbors watching neighbors" concept. Either he or Norma Chaparro can be contacted along with the number to contact police, 575-202-1573 or 911 if emergency

Jeff Schwehn,, presented three amendments to community rules for discussion and approval: "Vehicular Parking", "Towers, Satellite Dishes and Antennae", and "Trash Cans and other items". Due to the change of demographics in our association from non-homeowners there has been more street parking, play equipment in streets and outdoor storage, among others. Tenents need to be appraised of the rules and the actual homeowners will be fined if not in compliance with rules. A suggestion was made that owners who rent their homes be charged higher HOA fees, however Kyle said the covenants would need to be changed for that to be effected. After considerable discussion, Sharon Stadvold moved to vote on the three amendments individually with second by Kyle Moberly. The 1st amendment passed with 22 yea present and 7 yea proxy for total of 29 yeas. There were 0 nays present and 1 nay proxy. 1st amendment regarding "Vehicular Parking" passed.

The 2nd amendment was rejected with 5 yea present and 6 yea proxy for a total of 11 yeas and 15 nay present and 2 nay proxy for a total of 17. The 2nd amendment regarding "Towers, Satellite Dishes, and Antennae" was rejected.

The 3rd amendment passed with 20 yea present and 6 yea proxy for a total of 26 and 0 nay present and 2 nay proxy. The 3rd amendment regarding "Trash Cans and other items" passed.

Kyle Moberly reiterated the difficulty he is having getting the city to meet regarding renewal of the city/HOA agreement. It was suggested he needs to go higher up to council person and/or mayor. If no renewal is reached, it appears the city will be responsible for everything.

Dolores DeMers recommended the city take over responsibility for the street lights as they have become expensive to maintain due to age.

Ken Mompellier, chair of the architectural review committee stated a lot has been done illegally. Homeowners need to be sure if they are making any changes to their home, they submit a request for approval to the committee.

Jeff Schwehn presented the 2020 proposed budget, commenting that this year's budget will come in balanced. 80% of the HOA budget is for landscaping and management. There will be no early pay discounts on HOA fees this year due to increases in costs. Kyle Moberly moved to accept with a second by Ben Bell. The budget unanimously passed.

Norma Chaparro has contacted all of the new 2018 homeowners with an apple pie, welcome letter, and rules that she goes over with them. She will start the 2019 new homeowners.

There are currently 4 board members left to fill their terms; Ila Carroll, Donna Moore, Kyle Moberly, and Sharon Stadvold. Dr. Tom Paz requested Ken Mompellier and Wade Echtenkamp be added to the board as they are head of committees. Kyle nominated Dr. Paz to remain on the board along with Jeff Schwehn, and Norma Chaparro. Kyle moved to elect by acclamation. Ben Bell second. Passed.

Kyle moved to adjourn the meeting at 9:05 with second by Ben Bell.
Meeting adjourned 9:05.

Respectfully submitted,
Sharon Stadvold, Secretary