

MINUTES OF ANNUAL BOARD MEETING OF DIRECTORS

Rio Oeste Homeowners Association

The Annual Board Meeting of the Directors of Rio Oeste Homeowners Association was held and conducted as a Zoom meeting on April 20th, 2021 at 6 pm -7:30 pm and followed through with written minutes for the year of 2021.

The following directors participated to conduct ROHOA Business:

Donna Chavez
Gilbert Sanchez
Ted Nelson
Judy Ortiz-Aragon

The following homeowners were also present during the Zoom virtual meeting:

Blanca Arellano	Jose & Virginia Ortiz
Rick & Lindsey VanNess	Stephanie Fernandez, MD
Susan Hadler	Sandra Tinlin
Zuheir Darugar	

Donna Chavez acted as Chairman/Director of the meeting appointed by the Board for this Zoom virtual meeting. Gilbert Sanchez acted as Treasurer, Judy Ortiz-Aragon acted as Secretary of the meeting and Ted Nelson acted as a Director.

The Chairman put forth the meeting agenda to all the directors and members, and accordingly, filed a copy of the agenda with the minutes of the meeting.

The Chairman stated that quorum of the directors was present, and that the meeting, having been duly convened, could transact business. The following items were discussed, reviewed and concluded as noted:

1. The ROHOA Board appointed Donna Chavez as Chairman/Director of the annual meeting in order to conduct the meeting. Donna Chavez opened meeting with introductions of all current Board Members and acknowledged all homeowners on the Zoom virtual meeting.
2. Donna Chavez informed the homeowners of Orlando Gonzales' resignation as President. Donna Chavez motioned to acknowledge/accept his resignation. All Board Members concurred. Donna Chavez thanked Orlando Gonzales for his dedicated service to the ROHOA Board and to our community over the many years. Orlando Gonzales was unable to attend this meeting.
3. Donna Chavez also informed the homeowners the ROHOA Board received Judy Ortiz-Aragon's resignation letter. Judy Ortiz-Aragon's official resignation date and duties as a valued Board member is effective at the conclusion of this annual meeting. Donna Chavez motioned to acknowledge and accept Judy Ortiz-Aragon's resignation. All Board Members concurred. Donna Chavez thanked Judy Ortiz-Aragon for her dedication to the ROHOA Board over the many years.
4. Judy Ortiz-Aragon thanked the current Board and all the homeowners of this community. Judy Ortiz-Aragon assured the ROHOA Board of the transition of ROHOA Business by May 7th, 2020. As the last official duty as Secretary, Judy Ortiz-Aragon completed the annual minutes.

5. Sandra Tinlin mentioned her written resignation in February 2020. Sandra Tinlin's advice to the Board is to keep it simple and follow/refer to the ROHOA legal documents and past resolutions. Donna Chavez thanked Sandra Tinlin for her service to the ROHOA Community. Donna Chavez also thanked Sandra Tinlin for the upkeep of the ROHOA website as a volunteer.
6. Donna Chavez and the homeowners thanked Rick Van Ness for setting up the Zoom meeting for the community and for being instrumental in showing on Zoom the Agenda, Financials and the ROHOA Newsletter on the Zoom Screen for all homeowners to view.
7. Gilbert Sanchez presented the Treasurer's Report which included the Statement of Financial Position. The ROHOA total checking/savings accounts total as of December 31, 2020 is \$33,075.14 (Sandia Savings \$5.00, US Eagle Checking \$3,067.51, US Eagle Savings-Reserve \$30,002.63).
8. Gilbert Sanchez presented the budget for this year 2021 based 2020. The budget retains annual individual homeowner dues @ \$240, allows for \$1,705 increase to our reserve account to bring it up to \$31,707.63. All Board members concurred and passed resolution to keep dues at \$240 for year 2020. All Board members approved the 2021 Budget in January 2021.
9. Sandra Tinlin requested the ROHOA Board review reducing dues to \$180 per year for 2021 based upon 3 and 5 year financial history of the ROHOA. Sandra Tinlin also mentioned that the Reserve Account is now above Goal amount. The ROHOA Board agreed to review dues for 2021.
10. Judy Ortiz-Aragon assured all 2021 ROHOA Invoices were sent to the homeowners at the beginning of 2021. The ROHOA Board will present 1st Quarterly 2021 Financials at next board meeting.
11. Donna Chavez presented the Year in Review 2020 Newsletter. The 2020 accomplishments included 100% fully paid dues 2020, ROHOA in "Good Standing" with the State, City and County, Yellowstone fulfilled contract, all asphalt cracks filled and concrete areas repaired.
12. Donna Chavez encouraged Sandra Tinlin to present the Year in Review Newsletter. Sandra Tinlin continued with the 2020 Challenges and the 2021 Challenges and Opportunities. The ROHOA Board continues to keep the Holding Pond 80 maintained including the Palacio and Moncloa Court Spillway through joint efforts with the City and County Flood Control including all other common areas. Other noted challenges is speeding in neighborhood, person jumping fences on Palacio Spillway, Zarzuela Gate challenges, over tree growth.
13. Donna Chavez thanked Sandra Tinlin for updating the website as a volunteer. Sandra Tinlin requested the ROHOA Board keep the website running until the end of 2021 as the ROHOA has already paid for services until the end of 2021. Sandra Tinlin is currently training Rick Van Ness to update website. The ROHOA Board agreed to keep the website discussion on the agenda for 2021.
14. Blanca Arellano inquired about the perimeter wall and who is responsible for upkeep and repair. Gilbert Sanchez also asked for clarification of the perimeter wall surrounding our community. Sandra Tinlin recalls the current Insurance policy through State Farm covers the perimeter wall. Donna Chavez and the other Board members agree to further clarify coverage, review ROHOA governing documents and present answers in the next Board meeting.

15. Donna Chavez addressed the Rio Oeste Volunteers Against Crime suggestions. Sandra Tinlin reviewed the Neighborhood Watch Program which is a joint program with the City Police Department. Sandra Tinlin mentioned there are no “active” Neighborhood Captains. Sandra Tinlin suggested reactivating this program in conjunction with the APD. This program requires one Homeowner on each street to be “Neighborhood Captain.” The ROHOA Board will revisit this subject at next meeting.
16. Lindsey VanNess inquired about the Camera on Escoviel/Monclosa Court. Sandra Tinlin explained the Camera is a decoy and probably needs batteries. Judy Ortiz-Aragon further commented on the recent replacement of the decoy camera. Lindsey Van Ness recommended to review this camera placement or other ideas from the ROHOA Board and community.
17. Sandra Tinlin mentioned in the past six months the police and other city department activity on two of the community’s streets is apparent and noted among homeowners within our community. Donna Chavez prefers to keep this information confidential on behalf of the ROHOA and the homeowners in this community at this time. Stephanie Fernandez and several other homeowners including Sandra Tinlin want the ROHOA Board to be transparent with such situations in order to promote the safety and welfare of all homeowners. Lindsey VanNess mentioned that the ROHOA Board would review security, safety and confidentiality for the homeowners as a whole.
18. Donna Chavez mentioned the two (2) ROHOA Board member positions are up for election or appointment and noted the two direct written resignations. Donna Chavez noted that Orlando Gonzales and Judy Ortiz-Aragon served many years and the community thanks them for their service. Donna Chavez asked for homeowners to volunteer for the two vacant board positions according to the ROHOA By laws (Article III, A3.6) The ROHOA Board has received no written responses to “run” for election. Lindsey Van Ness verbally volunteered for an appointed Board Position. Donna Chavez made a motion to accept Lindsey Van Ness as a Board Member. All ROHOA Board Members, in good faith, confirmed and accepted Lindsey Van Ness’ appointment to the ROHOA Board.
19. Blanca Arellano verbally volunteered to “help” the ROHOA Board. Blanca Arellano only wants to volunteer without being on the ROHOA Board. The ROHOA Board thanks Blanca for her support.
20. Blanca Arellano also inquired about a Management Company for the ROHOA. Sandra Tinlin mentioned the ROHOA Board did review several proposals and presented findings in the December 2019 annual meeting to the homeowners. The findings at the time still indicated it would cost homeowners more annual dues through a management company. The ROHOA Board would review all options during 2021 and present at Quarterly meetings to the homeowners.
21. Donna Chavez encouraged the open forum. Zuhier Darugar mentioned the Raccoon challenge in his yard and on Zarzuela. Several homeowners are concerned about the Raccoon and Coyotes in our community. Sandra Tinlin recommended either Critter Control or the cage method. Zuhier Darugar is open for suggestions from other homeowners and from the ROHOA Board. The ROHOA Board will follow up on the progress in the next meeting.

On the motions duly made and seconded, and after due deliberation, the board adopted the following resolutions:

1. Approved Donna Chavez as Chair for annual meeting
2. Acknowledged/Approved Orlando Gonzales resignation as President
3. Acknowledged/Approved Judy Ortiz-Aragon's resignation as Secretary
4. Acknowledged/Approved Sandra Tinlin's resignation as President (February 2020)
5. Approved ROHOA 2021 Budge (January 2021)
6. Approved ROHOA 2021 Invoices (January 2021)
7. Approved Lindsey Van Ness as a Board Member
8. Approved ROHOA Annual Minutes of 2020

The undersigned hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records of Rio Oeste Homeowners Association, a corporation duly formed pursuant to the laws of the state of New Mexico, and that the foregoing is a true record of 8 resolutions duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with the state law and the By-laws of the above-named Corporation on April 20th, 2021 and said resolutions are now in full force and effect without modifications or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have here unto affixed my signature this 20, April 2021.

A TRUE RECORD.

ATTEST.

Signature in ROHOAFiles
Judy Ortiz-Aragon, Secretary
Rio Oeste Homeowners Association