

Rio Oeste Homeowners Association, Inc.
Special Meeting Minutes

Date: May 10, 2021

Type of Meeting: The Special Meeting of the Board of Directors and membership of Rio Oeste Homeowners Association was held and conducted via ZOOM on May 10, 2021.

Directors Present: Donna Chavez, Ted Nelson, and Lindsey VanNess. Gilbert Sanchez absent.

Homeowners Present: Deb Wiebto, Sandra Tinlin, Bob Rhodes, Stephanie Fernandez, Frank & Mary Kay Salazar, Jose and Leslie Munoz, and Reynaldo Santana

Call to Order: By Donna Chavez and the agenda was presented at 7:05 p.m

Quorum: Quorum was present.

Open Discussion:

Members expressed concern on the thought of hiring a management company to manage the affairs of the association. Many residents don't feel the need to have an outside company start telling the members what to do. The membership wants the decision to be voted on by the community and not a decision made solely by the board. The subject will be discussed further amongst the board members whether to continue researching the possibility of paying a management company to assist with ROHOA duties. It was disclosed that Donna Chavez works for a management company, however she would recuse herself from any decision about hiring a management company.

Members made note that the Board also be transparent to every homeowner in the community by email, in person or by registered mail in such important matters as voting on a management company. Members made note that paying homeowners have a right to vote on such decisions of a management company according to the legal papers of the ROHOA. The Board members noted and would keep the homeowners informed.

Members requested financial statements be available for review and posted to the website and to publish the dates when the quarterly board meetings will be held.

Members brought up the following items for consideration for CY 2021 Goals and Priorities:

- Find solutions for a durable lock on the Zarzuela gate
- Ensure spillways on Moncloa Ct and Palacio Real Ave and holding pond are cleaned out
- Renew the Moncloa Court Fence Permit
- Assess potential water leak in common area
- Replace dead bushes, trim bush behind Rio Oeste sign, and trim trees on Moncloa Court
- Weed clearing along Coors and ROHOA property
- Dues adjustment consideration

Election of Directors:

Acknowledgement of Jody Ortiz-Aragon’s resignation as Secretary by the remaining Board members, Donna Chavez, Lindsey VanNess, and Ted Nelson. Donna thanked Judy Ortiz-Aragon and Orlando Gonzales for their service to the Rio Oeste Community. During the meeting, Lindsey VanNess reaffirmed her two-year appointment and volunteered as Secretary. No written statements of interest were submitted to the Board prior to this meeting, but during the meeting Jose Munoz volunteered to be on the Board as President. Ted Nelson and Donna Chavez reaffirmed their commitment to the Board as Vice President and Director, respectively.

Resolutions:

1. Motion to accept the resignation of Judy Ortiz-Aragon was seconded and passed.
2. Motion to appoint Lindsey VanNess as the Secretary presented, seconded, and passed.
3. Motion to accept Jose Munoz’ appointment for a two-year term as President on the ROHOA Board presented, seconded, and passed.
4. Motion to appoint Ted Nelson as the Vice President presented, seconded, and passed.
5. Motion to appoint Donna Chavez as a Director presented, seconded, and passed.

Immediate Actions of the Board:

- Update names on the US Eagle Federal Credit Union ROHOA bank account.
- Update names on the bills and associated HOA accounts.
- Move records to a new location.
- Establish a meeting to transition duties to the newly established board.

Board Adjourned: Jose Munoz and Donna Chavez adjourned the meeting.

Next Meeting Date: Administrative meeting to transition ROHOA business to new Board Members on June 3, 2021.

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 5 resolutions of elected/appointed Officers 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 May 10, 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 affixed my signature this 10 May 2021.

<<signature on file>>

Lindsey VanNess
Secretary, Rio Oeste Homeowners Association, Inc.