

Rio Oeste Homeowners Association CY2021 Annual Meeting
Via Zoom on August 9, 2022 at 6pm.

- I. Call to Order & Roll Call at 6:03p
 - a. Board: Jose Munoz, Lindsey VanNess, Gilbert Sanchez, Ted Nelson
 - b. Members: Zuheir Darugar, Donna Chavez, Helen VanNess, Susan Hadler, Billie Fallon
- II. Approve the March 8, 2022 Meeting Minutes
 - a. One correction to correct the spelling of Zuheir Darugar's name. Motion to approve the minutes. VP motions to approve. Treasurer seconds.
- III. Open Items:
 - **CY2022 Financial Snapshot** – All receivables collected. No outstanding liabilities. Unrestricted funds are funds from prior years. See CY2022 Financials for details. Payment of post office box in January 2022. ~\$212. Secretary to confirm this payment.
 - **Financial Compilation** – Point of contact agreed to perform the service. Will be completed this calendar year. A compilation report is a letter providing the financial statement of the company. It is required by the NM HOA law.
 - **Landscaping** – Pause *full* entry refresh and focus on replacing shrubbery that is dying with a similar plant. YellowStone trimmed bush behind sign and removed the shrub that had been run over.
 - **Board Nominations** – an email will be sent to homeowners and posted on the ROHOA website to solicit interest in becoming members of the Board or advisors to the Board. Click here to express your interest: <https://www.surveymonkey.com/r/3ZTYZ7P>. Elections and delegation of positions will occur in the Q4 meeting.
 - **Mailbox Keys** – All keys have been distributed to the appropriate homeowners. Thank you for all the Zarzuela residents who facilitated in the great-key-exchange. Helen VanNess called the Postmaster General to inquire about moving the mailbox – will follow up once her call is returned.
- IV. Community Committee:
 - **4th of July Picnic** – 10 homes and 29 guests attended. Please make an effort to attend these gatherings to get to know your neighbors.
 - **Budget** – Community Committee has spent ~\$300. Items purchased were used at the 4th of July Gathering, Meet-Your-Neighbor Sundays, Safety meeting, and will be used after the Super Sale Saturday Garage Sale on September 17. Treasurer to update the way in which the expense is shown on the financials.

- **Neighborhood Garage Sale** – Super Sale Saturday, September 17, 2022 7a – 12p. The President will put the ad in the paper. Hot dogs will be provided after the sale (12p) at 4001 Zarzuela. Susan Hadler has garage sale signs we can use. Secretary will send out an email to the community.

V. New Business:

- **Neighborhood Watch** – Vandalization, graffiti, and loitering has recently occurred in our neighborhood. The Albuquerque Neighborhood Watch will attend a ROHOA meeting to discuss the program after street captains are identified. A Survey will be sent via email and also posted to the ROHOA website to determine who wants to be involved. Neighborhood Watch survey: <https://www.surveymonkey.com/r/F5YX9HV> MaryKay will reengage with the President once she gets the material from APD. Want to know more about the Albuquerque Neighborhood Watch: [https://www.cabq.gov/police/crime-prevention-safety/starting-a-neighborhood-watch#:~:text=The%20Block%20Captain%20is%20responsible,Crime%20\(NOAC\)%20Street%20Signs](https://www.cabq.gov/police/crime-prevention-safety/starting-a-neighborhood-watch#:~:text=The%20Block%20Captain%20is%20responsible,Crime%20(NOAC)%20Street%20Signs).
- **Rental Properties** – Discussion of challenges with rental properties. ROHOA residents wanted to find ways curb challenges before they occur. The Board needs to actively engage with rental property owners to obey the HOA Rules, namely to maintain the yard.
 - o ROHOA Board to create a policy that compliments the Bylaws to clarify the monthly assessment when the yard is not maintained.
 - o The President will call the rental company associated with Palacio Real, and the Secretary will email the owner of the property on Zarzuela.

Thanks to our community members:

- MaryKay and Frank Salazar and Helen VanNess for organizing the 4th of July social.
- Billie Fallon for calling the City of Albuquerque to maintain Moncloa Court Holding Pond, and for finding solutions for graffiti.
 - o Please email Board@RioOeste.com if you see graffiti in the Rio Oeste community so we can try to power wash the wall in an attempt to remove some of the paint before the city paints over what is left.
- Greg Aragon for his vigilance in identifying the mailbox being broken into.
- Sandra Tinlin for getting loiterers out of Moncloa Court common area.
- Rey Santana in helping us try to identify the culprit that vandalized the mailbox.
- Ted Nelson for ensuring YellowStone fulfills its contract to maintain the community.

Next Up: Next meeting we will go over the CY2023 budget and election, if candidate express their interest in joining the board.

Adjourned: 7:07p

Attachment: Neighborhood Safety Meeting

- Participants: Helen VanNess, Alicia and Gilbert Gonzalez, Jose Munoz, Blanca Arellano, MaryKay and Frank Salazar, Lindsey VanNess

Ideas:

- Motion Lights at Zarzuela gate, mailbox, Palacio drainage, and Moncloa Court common area.
- Install cameras at mailbox.
- Inquire about moving the mailboxes with the Postmaster General alongside Palacio Real common area or NW corner of Palacio Real and Zarzuela.
- Install signs about mail fraud and surveillance at Zarzuela gate and mailbox. Move or add another no soliciting sign
- Institute a neighborhood watch. Need captain for each street. Once captains are assigned, the neighborhood can meet with the Neighborhood Watch Program with the city.

Neighbor Suggestions:

- Newsletter. Introduce current board, include info on how dues are being spent.
- Phone tree
- Community hangouts. Bring a neighbor to the next gathering.
- Ask all neighbors leave porch lights on.
- Know your neighbors. Provide an opt-in phone tree.