PLACITAS HOMEOWNER’S ASSOCIATION

Minutes of the meeting 2024

Date: 2/17/2024

Time: 10:00am

Facilitator:Dana Squires, President

Location: Placitas Community Senior Center

# MEMBERS OF BOARD PResent:

Dana Squires, President; Chris Landers, Vice President, Steve Becker, Treasurer, Donna Sass, Secretary

Evelynne Bartee, Lee Whitaker, Members at Large.

The board members were introduced.

The regular annual meeting was called to order at 1025 am by Dana Squires, President.

1. Approval of meeting minutes from 2023 annual HOA meeting.
2. The Agenda for Annual Meeting 2024 was distributed and approved.

# agenda presented to homeowners 2024

* Dana has joined a couple of committees to enhance the living standards of all members in Cedar Creek. She is volunteering her time to promote a healthy community.
* Dana Squires and Steve Becker have done a fabulous job of updating the website for Cedar Creek association. Please feel free to look at the updates. Any postings which wish to be presented are directed to Dana for approval.
* Dana provided information regarding Buffalo Tract and mining interest. There are no plans currently or in the future for that to occur. Many rumors are falsely presented via social media and gossip.
* The same is true for the future expansion of a road to extend through Placitas to 1-25 or I-40. This land belongs to BLM and Federal Wildness. The government, both state and federal, will not allow heavy equipment in the area. It is against federal laws.
* It is proposed that a bike lane be installed on 165 in the future.

# treasurers report

* The Finance Report was provided and distributed to members of the community present at the meeting. Steve Becker discussed items of expenditures, balance remaining, membership fees and due dates.
* There was discussion regarding donations to support our Placitas community.
* It was agreed and approved that Cedar Creek Association would contribute to Placitas Fire Department and Casa Rosa Food Bank each a one-time donation in the amount of $100.00 each.
* A discussion was brought forward regarding the current Association fees. The specifics were regarding the current dues. There has not been a due increase in multiple years. No plans have been put in place to make a fee increase. There is sufficient remaining balance for expenses currently.
* There will be an expense upcoming to repair, maintenance and possible replacement to wood structure to Cedar Creek entrance sign. Steve Becker will obtain quotes from contractors to select the highest quality at a reasonable price.
* Suggestions were introduced to place the remaining balance of funds available into a CD or Money market account. All members approved the agenda item leaving the final decision to the board’s approval.

# acc report

Presented by Chris Landers.

Items of concern have been addressed:

* Violations have been resolved regarding RV, Trailers, and Dumpsters.
* Any future infractions will be addressed to a renter, property manager, and homeowner. Fines will be assessed to the homeowner until compliance with the covenants.
* Potholes in the mailbox area are being repaired by Sandoval County. It may be a recurring event. The area has a sink hole which may need to be refilled at a future date.
* The community board at the mailbox was broken by another citizen in Cedar Creek. The lock mechanism has been repaired. The lock has been replaced. Board members have keys to access. Please contact any of the members of the board for approval of and entrance onto the board for advertising of events appropriate for Placitas.

CONSIDERATION OF OPEN ISSUES:

* Consider having a community wide garage sale. No approval regarding concerns of traffic and incoming people with ulterior motive.
* Fire evacuation routes. Fire chief with suggestions of triage in evacuation with emergency situations. One member of Cedar Creek presented information from a prior meeting he attended. He suggested the board members meet with the current fire administration to prepare and plan in the event of a massive casualty.

New Mexico has been in multiple extensive fire situations in the past. This is an important issue to address.

* Water shortage in the Placitas area. Everyone can play a role in water conservation. Many new homes are being built with more residents using more resources. More homes will require future planning for traffic patterns on 165 and water access. Any specific water issues and wells within Cedar Creek management may be directed to the Cedar Creek Water Coop Board members.

# Announcements

There will be a members gathering provided by the Cedar Creek association at the Landers residence on May 5, 2024. All of Cedar Creek is please asks to attend. It is a great opportunity to meet your neighbors. We encourage everyone to enjoy the outdoors on their back patio, which is an excellent entertaining space.

# The meeting was adjourned at 11:10am by Dana Squires.

Minutes submitted by Donna Sass, Secretary

Minutes approved by Dana Squires, President