

## Cedar Creek HOA Board meeting minutes – 5/3/14

- Judy called the meeting to order.
- Minutes of the last Board meeting were approved.
- Marcia gave the Treasurer's report. Current bank balance is \$4237.70.
- Judy updated the e-filing with the Secretary of State for current HOA board, etc. Fee for filing is \$10/year.
- The Board voted to increase the annual dues by 5%, effective for calendar year 2014. The current rate of \$27.56/acre has not been changed for the last two years. The letters to homeowners to collect dues will go out in July of 2014. A rationale for the increase will be included: To build reserves and to pay for possibly increased legal fees due to new HOA disclosure law. Starting in 2015, billing notices will be sent in January for that calendar year. Notice of this change will be announced to homeowners in their 2014 dues notice letter and at the January 2015 annual meeting.
- Target date for community cleanup and social is August 23.
- There will be a community work party to reseal the adobe wall at the mailboxes on June 14 at 9am. Bob G. will buy the sealer. The loose adobe stone in the wall will be repaired at that time.
- Judy offered to look into getting new plexi-glass for the bulletin board by the mailboxes.
- All board members will be responsible for removing old and/or inappropriate postings on the bulletin board.
- Drew will check with Bob and the water board regarding the possibility of moving to online payments for HOA dues and water fees.
- Discussion on new NM law for HOA disclosure upon sale of property:
- John reported on requirements of the new state HOA disclosure law.
- Marcia will continue to do HOA disclosures when requested by realtors for pending sales. Judy kindly agreed to handle this while Marcia is out of town.
- We will need to file a "Notice of HOA" with the County Clerk. Judy will investigate what is needed.
- Judy will contact attorney Liz Taylor to check on the HOA's legal liability regarding the information we provide on HOA disclosure forms.
- The board discussed the possibility of having an attorney on retainer to handle all legal matters for the HOA.
- We agreed to post the following on the Cedar Creek web site, both to assist with HOA disclosures for property sales, and for full disclosure to home owners: Annual financial report, Annual homeowners

meeting minutes, HOA board meeting minutes, Insurance policy information – both general liability and board members' liability policies

- The board agreed to post on the CC web the NM First report on Placitas free-roaming horses, for the information of all homeowners.
- At some point, the CC covenants may need to be examined for the adequacy of fencing provisions.
- Judy agreed to email a “President’s Letter” to homeowners with important HOA updates, upcoming events, information on what can be found on the CC web site, etc.
- The next HOA board meeting is at 9am on Saturday 8/2/14. Judy will post the meeting agenda, time and location on the bulletin board prior to that meeting.
- Judy adjourned the meeting.
- NOTE: Cedar Creek web site mentioned above can be found at: <http://cedarcreekplacitas.com/>