

## Minutes of Calle Feliberto Board of Directors

January 26, 2021 Zoom Call

In Attendance: Bill Bridgers, Steve Haskin, Roland Jacobs, Carrie Kahn, Dion Smith, Rhonda Vanderhoff

Absent: Doug Bridgers

5:00pm Meeting Called to Order by Roland

Minutes of December 6, 2020 Approved with clarification, as pointed out by Steve, as to who could vote. Please see amended Minutes below.

### Treasurer's Report

Around \$800 in the bank

Charge for snow removal is \$500, Mark Martinez does the plowing and one plowing was done in October 2020.

Dion will speak with Josh Wolf, Solstainable Builders, who is building the Butterfly houses. He will explain to Josh the \$150/structure home building fee is voluntary and will explain the subsequent fee structures going forward that will apply when he executes a Road Maintenance Agreement.

Rhonda who is the chair of the welcome committee with speak with the owners on Alison Court in person to talk about road maintenance and its history and Doug Bridgers will speak with the legacy owners. Legacy owners can be supported with help filing their RM Agreement, should they so desire. All potential members of the Association will subsequently be provided with full written information on the road maintenance Association including a web address that contains all documents and information. Hopefully we will be able to post this on the SNA website under the Calle Feliberto tab.

### Road Maintenance Agreement

The group previously extensively discussed and voted (6-1) to have one vote per owner, independent of the size of the lot or the number of lots owned. Steve reopened discussion on this topic, but there was no change in the opinion of the majority and the Agreement was approved. Clean copies of the Agreement and the Attachments will be distributed to Board Members for their approval or disapproval, responses will be provided by return email to Carrie.

### Bylaws of the Road Maintenance Association

Language related to the installation of a new slate of Officers and Directors will be modified such that voting occurs every 2 years, the time period beginning with the execution of these two documents.

Language will be inserted to indicate that the Board must approve expenditures but no specific amount will be indicated. Attachments will be distributed to Board members for their approval or disapproval, responses will be provided by return email to Carrie.

Once the documents are approved they should be distributed to the Title Companies so that they can be attached to Deeds.

Meeting adjourned at 6:25pm MT

PS As a point of clarification, there are 80 lot owners (although some of these folks are spouses within the same family) and 115 individual lots.

Calle Feliberto Board of Directors Meeting

December 6, 2020 Zoom call

In attendance on Zoom: Bill Bridgers, Doug Bridgers, Steve Haskins, Roland Jacobs, Carrie Kahn, Dion Smith, Rhonda Vanderhoff

The Meeting was called to order by Roland Jacobs at 7:04 pm MT, minutes of the prior meeting were not reviewed.

Bank balance is \$1,034. Several payments are promised yet outstanding. Should we need more cash, 2021 dues can be prepaid. Current mailing address for the organization is Roland Jacobs, in the future bills should be mailed directly to Bill Bridgers.

Assessments and voting rights were discussed.

Assessments:

Legacy Owners	\$ 25/year
Undeveloped Lot Owners	\$100/year
Developed Lot Owners	\$200/year

Voting Rights:

Each owner who is current on their RMA dues, independent of the number of lots owned, or the size of an individual lot, will have one vote provided the owner has signed the Road Maintenance Agreement so that the executed and notarized agreement can be filed with the County and amended to their Warrant Deed.

According to Carol Neelley , in NM, each lot owner is legally responsible for half of the Private Road in front of their property and should carry liability insurance because although the RMA covers liability if an accident occurs on the road in front of their home they can also be named in the suit, along with the RMA. For example, if a bicycle or some object is left on the road the homeowner could be sued. It's unlikely they would be held liable if there was no obstruction or big pothole, but anyone can sue. This issue specific protection cannot be used to encourage people to sign on to the Agreement.

Carrie Kahn  
Secretary