

Calle Feliberto Road Maintenance Association
Board of Directors Meeting
10.25.2023
6pm MST via Zoom

Meeting called to order by President Roland Jacobs, at 6:00pm MST

Roll Call-all present except as noted below

Doug Daubert

Steve Haskin-Absent, in the car during the meeting

Roland Jacobs

Carrie Kahn

Maxine Lopez

Stacy Pierce

Matt Schultz

Rhonda Vanderhoff

Jim Wilkins

Minutes of Annual Members Meeting Approved

Stacy Pierce, Treasurer, reports the current balance of ~\$4,000. There was a detailed discussion of how to provide images of the actual checks to enable more accurate reporting. The deposit slips alone don't always indicate adequate information. For example, a \$200 deposit remains mysterious for the time being. There was a long discussion about the risks of sharing the images of the checks. These images would go to Stacy and her records are kept in Google Docs with restricted access per Stacy, who is the editor of the account.

Benny Reed is beginning construction on the former Weinstock property and he will be invoiced on a prorated basis. Whitney Gant paid \$250 to the SNA, and should have been paid to the RMA. Rhonda will follow up on this matter. Solstainable Builders has past due fees. Matt will pass along the invoice to Josh as they have already had some discussions in this area. Final notices will be mailed to owners who paid last year but not this year. Ed Debevec sold to Susan Ashley Hunt. Rocky Morrisette and Alto Plano both have executed agreements and discussions of lien issuance ensued. Prior to this step, Roland will send each of them a letter. In addition, a full list of all landowners and homeowners noting the amount of their 2022 payment or non-payment will be sent to the entire membership.

Doug Daubert, Road Committee Reports that after the rains potholes have appeared. A new road grader is still being sought. The crowns of the road are non-existent in some areas so that water doesn't flow to the gutters but sits on the road. The situation will be reviewed after the winter weather is over. It was noted that the NO ACCESS TO MANBY SPRINGS signs have been effective and there is much less traffic going to the end of the road and turning around.

Old Business discussion began with a discussion of Trespassing. Cindy Maestes owns property that is accessed from Rt 64 but is responsible for an illegal bridge and culvert that was recently constructed that provides access to Calle Feliberto, and impacts property owned by Maxine Lopez. Roland noticed this incursion and notified Maxine. There was a long discussion about whether a lawyer should be consulted and if so, who should pay for the lawyer. Some Directors thought the RMA should pay for the lawyer and some members thought the property owner should pay for the lawyer. Those who thought the responsibility lay with the RMA felt it was in the interest of the road. Those who felt the property owner was responsible believe setting such a precedent is unwise and not in the best interest of the RMA. No vote was taken and Maxine will communicate in writing with Cindy, and may put up a No Trespassing Sign. We can revisit this issue at the next meeting if necessary. There was a clarification on dues assigned to owners whose lots are under construction: Assessed dues will be \$150 for the lot and \$300 prorated during the years of construction. Upon completion of construction the house will be billed \$300/year.

The tenants on Cindy's property also have bright lights on the front of their double wide that do not comply with night sky covenants. The SNA can be contacted about this matter, not in the purview of the RMA.

There was also a discussion of the procedures for filing a lien on a property. The date of filing of a lien sets the period over which interest accrues. What is the cost of filing the lien? Does a lawyer need to be involved? Does the lien have to be renewed annually? All questions to be determined at a later date.

The Secretary requested that the minutes be approved by email response ASAP so that they could be posted on the website without a 3 month delay. There was no other New Business, except to set the date for the next Board Meeting on January 24, 6pm MT.