

Minutes of the Annual Meeting of Tune Drive Road Maintenance Association

Meeting was held on January 27, 2024 (Zoom Meeting)

Attendees:

Julie Leblanc
Beau Schoen
Hank King
Brian Boyd
Terry Thompson
Linda Thompson
Mary Lane Leslie
Charles Morris
Brenda Wilhelmson
Vern Miller
Terry Keating
Randy Carlson
Ashley Benson

The meeting was opened with introductions of the attendees.

Julie Leblanc reviewed the agenda and started explaining the funds received for the year of 2023--\$18,327.30, the expenses--\$17,228.14 and the funds available at the end of the year--\$3476.30 (see Balance Sheet-2023 attached for details).

All of the activities for 2023 were gone over and explained (see 2023 TDRMA Activities attached for details). The most significant event was changing the name of the association from Stagecoach Hills Road Maintenance Association to Tune Drive Road Maintenance Association and incorporation of the association.

There was a review of the letters that were sent out asking for donations for 2023 and the responses that were received (see TDRMA Response attached for details).

The meeting continued with a review of the cost of incorporation, cost of collecting on a lien, cost for signs and cost for snow plowing, grading, rolling and material for the road. That was \$12,575 for grading, rolling and material and \$1525 for snow plowing (see TDRMA Major Cost attached for details).

There was a discussion on the lien process. It was explained that first there needs to be a reason for the lien which in our case is the property owner is under the umbrella of the Stagecoach Hills Road Maintenance Agreement and has not contributed their yearly dues of \$10/acre for a number of years. Then a decision needs to be made if it's worth the costs to have a lien legally put in place. If it is worth the costs, a warning letter is advised, the lien prepared, and an attempt made to send a copy to the property owner, and the original place on file with the County

of Taos. The lien sits against the property and if the property owner attempts to sell the property, they must clear the lien to sell the property. At that time, the realtor or Escrow Company contacts the entity that placed the lien. If an agreement is made on the amount of recovery and a check is obtained and cleared, the entity signs off on a release and Escrow prepares the paperwork to release the lean. They file the paperwork with county to clear the lien.

The meeting continued with a discussion on what was going to be the requested amount of contribution from property owners for 2024. It was suggested we stay with the same requested amounts as 2023. The amounts agreed to were \$300 for improved property and \$100 for unimproved property. It was noted that we would try to grade three times during the year; spring, summer and fall to help minimize the washboarding on the road. Julie LeBlanc remarked that she would keep the Calle Filiberto Road Maintenance Association informed of when we plan to grade the road to try to minimize costs for both organizations if work is done at the same time. She would also prepare letters for donations to be sent out in February.

Mary Lane Leslie discussed a new product for which hardens the road surface, see <https://lithtec.com> for details on the product. Mary Lane volunteered to continue a conversation with the CEO of the company on how this produce might be used on Tune Drive and look into the cost. She will keep the Board informed on her progress.

Brenda Wilhelmson remarked that see would talk to her friend, who is into road construction, on other products to harden road surfaces and report back her findings.

The meeting was adjourned with the remark that the Board will have another meeting in the spring about the actual time and date to grade, roll and spread material on Tune Drive.