

FINAL DRAFT
FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
MINUTES OF THE MEETING
April 30, 2016

The Annual Owners' Meeting of the Fort Marcy Compound Condominium Association (FMCCA) was held at the Fort Marcy Clubhouse, Santa Fe, New Mexico, on April 30, 2016.

1. Call to Order

The meeting was called to order at 10:02 a.m., by Mr. Ted McNamara, Vice President, who chaired the meeting because President Judith Swift was unable to be present, although participating by telephone. Mr. McNamara welcomed those present and expressed the appreciation of the Board for the effort made by Owners to attend this Annual Owners' Meeting. Mr. McNamara requested that everyone sign the sign-in sheet.

a. Roll Call: Board members introduced themselves. Owners introduced themselves and identified their units. Representatives from All Seasons Resort Lodging introduced themselves.

b. Determination of Quorum: Mr. Jim Simmons, Community Association Manager, All Seasons Resort Lodging (ASRL), confirmed a quorum of 57.14 percent, including those present and proxies.

Board Members Present

Judith Swift, President (Unit 37) by telephone
Ted McNamara, Vice President (Unit 28)
Denise Jurgens, Treasurer (Unit 91)
Peter Baldassarro, Secretary (Unit 95)
Steve McMurtry, Director (Unit 54)

Other Owners Present

Jim Crowden (Unit 2)
Dennis Dugan (Unit 24)
Richard and Diane Heath (Unit 52)
Peggy Howell (Unit 35)
Steve and Joyce Gitomer (Unit 18)
Judy and Ed Hildebrand (Unit 59)
Caroline Jones, on behalf of Eleanor Jones (Unit 60)
Lisa Neal (Unit 70)
Georgia Nesselrode (Unit 55)
Glenda Patterson (Unit 61)
Larry and Madeline Persick (Unit 10)
Elizabeth Rivera-Dirks (Unit 36)
Dorothy Rogers (Unit 49)
Joseph and Jeanne Romano (Unit 12)

Bob and Marge Schmitt (Unit 7)
Mari Jo Schuneman (Unit 76)
Jim Stoll (Unit 84)
Lee and Phyllis Walsh (Unit 73)
Steve Weiss and Amy Ernst (Unit 15)

Representatives from All Seasons Resort Lodging Present

Luis Bayardo, General Manager of Fort Marcy Hotel Suites, ASRL
Jim Simmons, Community Association Manager, ASRL
Tom Overson, Vice-President, ASRL
Natalie Hamilton, Guest Care Manager, Ft. Marcy Hotel Suites, ASRL
Damien Lieto, Maintenance Manager, Ft. Marcy Hotel Suites, ASRL

Also Present

Christian Suarez, ProScape Landscape Management, was present for part of the meeting
Ellen Taylor, Conejo Loco Transcription, was present to take minutes.

2. APPROVAL OF THE AGENDA:

The agenda, which had been mailed to all Owners, was made available to those present. Mr. McNamara asked that the item under “Old Business,” a discussion of the hot tub/enclosure, be held immediately after the Treasurer’s Report. There were no objections. It was also noted by an Owner that the Agenda incorrectly listed approval of the January 30, 2016, minutes as an item of business for this meeting. The Board concurred that this was an error. The minutes to be approved at this meeting are the Minutes of the Owners’ Meeting of May 2, 2015. The January 20, 2016, Minutes of the Regular Meeting of the Board had already been approved at the prior Board Meeting.

3. President’s Report

Mr. McNamara presented a brief report on behalf of President Judith Swift, highlighting some recent activities of the Board. First, he noted that considerable time during the past few months had revolved around the transition of the management of the FMCCA from the previous management company, HOAMCO, to ASRL. He stated that the transition, in terms of actual property management, had gone almost seamlessly. Mr. Luis Bayardo, who has been the General Manager of the Ft. Marcy Hotel Suites for the past five years, is fully familiar with the property and had worked closely with HOAMCO during his tenure. Mr. McNamara stated that, as discussed briefly in the regular Board Meeting preceding this Owners’ Meeting, the transfer of financial and other business records had not gone so smoothly. He noted that Treasurer Denise Jurgens would address this more fully during the Treasurer’s Report.

Mr. McNamara reported that significant work has been done on the walks and stairways throughout the FMCC. As more resources can be devoted to continuing these important improvements, this effort will continue over 2016 and 2017. The Board has prioritized

the work to address those areas most in need of repair and where conditions are most hazardous. Other repairs and maintenance have been done, including the scraping and painting of wood, and the repair of roofs and windows necessitated by heavy summer rain and winter snow, which caused leakage problems. The intent is to continue to make repairs to windowsills and frames and address the deteriorating wood on lintels and crosspieces.

Mr. McMurtry added that the goal, for walks and stairway, is to completely transition from brick to concrete walkways. During this process, quite a number of the bricks that are being removed as the concrete is installed are now available for upkeep of the remaining brick sidewalks.

Mr. Peter Baldassaro reiterated that the Board will continue to address property maintenance. Mr. Bayardo, the General Manager, and Mr. Damien Lieto, the Maintenance Manager of Ft. Marcy Hotel Suites, continue to inspect buildings, as well as general infrastructure, to develop a list of the items that need to be addressed. That list is then prioritized to give more attention to issues that are of a more immediate nature, and attend to those repairs within the budget that exists.

4. Approval of Annual Meeting Minutes of May 2, 2015

Mr. McNamara stated that the minutes of the last Annual Meeting held on May 2, 2015, had been drafted and posted to the FMCCA website. He asked for comments or corrections. There being none, Mr. McNamara asked for a motion to approve those minutes. Mr. Steve Gitomer (Unit 18) so moved. Mr. Lee Walsh (Unit 73) seconded the motion. **The motion to approve the minutes of the May 2, 2015, Annual Meeting passed unanimously.**

4. Treasurer's Report

a. 2015 Financial Review: Ms. Jurgens presented the financial report. She stated that, as Mr. McNamara had mentioned during his presentation of the President's Report, there had been complications in obtaining the financial records from HOAMCO. She stated that these difficulties have not affected the day-to-day operations of the FMCCA and that all bills are still being paid, but there has been a delay in finalizing the cut-off point for the end-of-year financial records ending December 2015. Ms. Jurgens assured Owners that she and Mr. Ken Rabach, the CFO of ASRL, are working to organize the materials provided by HOAMCO, in order to prepare the financial statements. Those should be available within the next few weeks. Ms. Jurgens added that the Board had determined that it would be prudent to have a formal audit done for 2015, because of the transition from HOAMCO to ASRL, to ensure that the financial records are in good order. The auditor is awaiting the final documents to begin the audit

Ms. Jurgens reported that, as of March 31, 2016, there was approximately \$420,000 in the capital reserve fund and approximately \$137,000 in the operating account.

Ms. Jurgens stated that there were twenty delinquencies as of April 27, 2016, but this is partially due to the management transition to ASRL and some delays in issuing the second quarter assessments, which may account for sixteen of the delinquencies. There are four larger delinquencies of concern, including Unit 93 (Goodlet), Unit 5 (White), Unit 62 (Smallwood), and Unit 8 (Vodeno). Mr. McNamara added that \$28,000 of the total arrearage results from one Owner, with the property now in bankruptcy. The other three delinquent Owners together owe a total of approximately \$10,000. This is a significant amount of arrearage, but substantially less than that which existed last year.

Ms. Jurgens then announced that there would be a change in how the election of IRS Revenue Ruling 70-604, which must be approved every year at the Annual Owners' Meeting, will be handled beginning next year. That election allows any excess revenue from one year be carried over to the next year. Rather than including the election of the IRS Ruling on a proxy form with the election of Board members, as was done in the past, Ms. Jurgens made a motion that any excess revenue from 2015 be carried forward to 2016. Mr. Baldassaro seconded the motion. **The motion carried unanimously.**

There being no further discussion, Mr. Baldassaro moved for approval of the Treasurer's Report. Mr. Larry Persick (Unit 10) seconded the motion. **By unanimous vote, the Treasurer's Report was approved.**

5. Old Business

Hot tub/Enclosure: Mr. Baldassaro stated that the Board had sent correspondence to all Owners in January 2016, providing information about the deteriorating condition of the hot tub and enclosure that needs to be addressed. He expressed the hope that this communication was useful and provided Owners with some background to this discussion. Mr. Baldassaro then introduced Mr. Dennis Dugan (Unit 24). Mr. Dugan is a new Owner and also an experienced architect, with particular expertise in issues of a structural nature. Mr. Baldassaro expressed the appreciation of the Board for the extensive assistance Mr. Dugan has provided on a volunteer basis. He flew to Santa Fe from New York expressly to meet with Mr. Bayardo, two architects, structural engineers and contractors. Currently, bids from the two architects are being reviewed, and it is anticipated that the selection of an architect will be made soon. Following that determination, a scope of work will be developed and bids will be taken from contractors.

Mr. Dugan stated that he is an architect in New York and has also done some residential projects in Santa Fe, and that he is volunteering his time to the effort to address issues with the hot tub and enclosure.

Based on the detailed observations, he explained the nature of the problems:

There has been infiltration of moisture into the structure over a number of years, resulting from high humidity from the pool, causing condensation on the glass. Moisture has permeated into the windowsills and then into the walls. There is mold and decay in the long wall on the north side, the east wall where the door to the pool is located, and also the clerestory wall, above the wall that separates the laundry area from the swimming pool area.

There are some problems with the shingled roof, based on an earlier report by a forensic architect, possibly caused by humidity, but also resulting from the roof being structurally inadequate when originally constructed, causing deflection, or bowing, of the structural members. Mr. Dugan assured that the roof is not in danger of collapse, but does need attention.

Mr. Dugan reported that to correct these issues, minimally, the following must be done:

Installation of a dehumidification system and replacement of the windows with a better quality treatment to reduce condensation.

Replacement of the hot tub, which will involve properly installing it into the decking, recessing it, and providing a new lift as required under the ADA. The lift will serve both the pool and the hot tub, which makes more sense than having a lift for the pool and a separate lift for the hot tub.

The interior walls will need to be removed and reinstalled with insulation and vapor barriers.

Mr. Dugan added that one of the mechanical engineers had also suggested the possibility of doing some upgrades now that will save money over the long term, such as:

Installation of an automatic pool cover, which would reduce humidity and the amount of chemical treatment required, as well as act as a safety barrier to an accidental fall into the pool. Mr. Dugan stated that installing a pool cover would require the replacement of the pool deck, however, the deck would need to be partially demolished anyway to install the hot tub.

Additionally, Mr. Dugan said that consideration is being given to other proposals, including:

One possibility would be to rebuild the roof and install insulation higher up to reduce humidity and energy costs for heating the pool and hot tub.

Dehumidification, Mr. Dugan added, will result in a more efficient use of the gas energy required to provide heat.

Another consideration would be to make some interior improvements that would make the area less cluttered, remodel the bathrooms, and install a shower exposed to the pool area.

Another suggestion was to install high windows that could be opened with simple electronic controls during the warmer months to reduce humidity and provide natural cross-ventilation.

Another possibility would be the installation of solar panels for heating on the rooftop, however, this would be expensive, with pay-back time of ten years.

Mr. Dugan also mentioned that with little increase in price, the hot tub might also be made larger or reconfigured so that unrelated users would have a greater sense of privacy and separation.

Mr. Dugan summarized that the bottom line is that the improvements that are deemed necessary or useful in reducing costs over the long-term would represent a good investment, resulting in a roof that is structurally sound, a new hot tub and enclosure, better vapor control, and, overall, in a more energy-efficient building. These considerations will be thoroughly discussed with the architect and mechanical engineer. Mr. Dugan explained that this “value engineering” can be used to improve the function of the area and reduce energy and further maintenance costs. He opened the floor for questions from Owners.

Questions and discussions followed:

Why not replace the hot tub with a sauna, which would involve less humidity, might be cleaner, and still would provide the same benefit as a hot tub? Alternatively, why not remove the hot tub entirely?

Mr. McNamara stated that the overwhelming response to informal surveys has been that hot tub is a desired amenity. Mr. Bayardo emphasized that the availability of a hot tub is an important feature for hotel guests. Mr. Simmons reported that ASRL has about eighteen properties at ski resorts. In fifteen years of managing these properties, including an inventory of guest reviews, he estimated that approximately sixty- to seventy-percent of Owners and guests have indicated that a hot tub is an important amenity, and only about twenty-five percent have reported that a sauna is an important feature. He added that the hot tub can be kept clean and that Mr. Damien Lieto, the Maintenance Manager, and his team would assure that this is done.

Mr. McNamara reported the almost all rental listings by Ft. Marcy owners at online vacation rental sites, VRBO and Airbnb, advertise the pool and hot tub and many include pictures of them. This is also true of Casas de Santa Fe and Kokopelli Properties. This is an indication that these amenities are considered important.

An Owner added that, in her observation, skiers, families, and tenants renting properties really enjoy the pool and hot tub. Another Owner related that the primary reason she was convinced that the hot tub should be redone was Mr. Bayardo's comments, based on his management of the Ft. Marcy Hotel Suites, that the hot tub is an extremely desirable feature for hotel guests. She added that, in her opinion, the hotel is an asset to FMCC, and the hot tub will enhance the property and add value.

Why does the hot tub need to be recessed?

Mr. Baldassaro responded that the current above-the-ground hot tub is not commercial-grade and, to comply with the building code, a commercial-grade, recessed hot tub is necessary.

Could the pool be exposed to the outdoors during summer months, or made an outdoor pool?

Mr. Dugan responded that the swimming pool does not need any repair, and, of course, doing a major renovation to make it an outdoor pool would be very costly. He added that an architect had talked about the possibility of doing a window wall along the north side of the area to provide more of the sense of being out of doors, but, again, this would be expensive. Also, increasing the glass area would cause a loss of heat which might require other interventions like installing radiant heat in the flooring or along the bottom of the walls – also an added expense.

Mr. McNamara added that this change would greatly add to the cost of heating the pool and hot tub, as well as incur additional maintenance expenses. Mr. Simmons added that an outdoor pool might also have some impacts on adjacent Unit Owners, in terms of noise. Finally, Mr. McMurtry noted that the pool at FMCC is the only indoor pool in the downtown area, which actually adds to its appeal.

Will the remodel change the aesthetics of the interior, which now has a lodge sort of feeling, with the exposed boards in the ceiling?

Mr. Dugan responded that the interior will have a Southwestern adobe feeling, however, attention has been focused right now on the structural elements.

Can people who are not Owners, renters or guests still buy a pass to use the pool?

Mr. Bayardo responded that this has not been done during the five years he has been the General Manager, and should not be allowed.

Could a ramp be installed from the sides of the hot tub and pool, so that people with disabilities who did not need the lift could easily enter the pool? Will someone be included in the project who has particular expertise in swimming pool and hot tub design?

Mr. Dugan responded that, again, creating a ramp would require added expense, and the lift will be available to both users of the pool and the hot tub. After the architect is selected, a pool subcontractor, with expertise in elements like the pool cover, decks and ramps, as well as the actual pool and hot tub, will be selected.

What is the range of anticipated costs?

Mr. Baldassaro responded that, until bids are made, this is not known. He noted that earlier estimates were \$220,000 to \$250,000, but the current costs of the work will not be known until there is a clearer understanding of exactly what will be done. The scope of the work is complex, and the Board will need to look at all proposals carefully to make prudent and sound decisions that are cost-effective and increase the value of the property.

Mr. McMurtry stated that the bulk of the costs would be covered by a special assessment of the Owners, which was previously communicated in the January informational letter. The Board will continue to keep Owners informed.

Can the expense of this renovation be shared with ASRL?

Ms. Jurgens responded that the pool and hot tub are Common Elements, as defined by the FMCCA governing documents, to which everyone – Owners, guests, and renters – have access. Owners are responsible.

Mr. McNamara added that only a little more than fifty percent of Owners are part of the ASRL rental pool, with other Owners contracting with property rental agencies, and the FMCCA cannot, obviously, charge those other entities.

Mr. McMurtry stated that the Board hopes the work could begin after Labor Day to take advantage of the relatively lower occupancy rate in the autumn, so that the pool and hot

tub could be ready by Thanksgiving. Mr. Dugan indicated that this will be an extremely tight schedule.

Mr. McNamara stated that, as the previous discussion indicated, there are still many issues to be addressed. The Board will bring careful consideration to the selection of the professionals to be involved and to determining the scope of the work. The Board will continue to communicate with Owners as this process unfolds.

Mr. Baldassaro then thanked Mr. Dugan for all of the work he has done and the expertise he has brought to this matter. There was a round of applause for Mr. Dugan.

6. ASRL Manager's Report: Mr. McNamara introduced the new Community Manager, Jim Simmons, Vice President of Owner Operation and Asset Management, ASRL, who was presenting his first FMCCA Manager's Report.

Mr. Simmons stated that ASRL is now in its fourth month of managing the property and the work has gone very well, with some glitches, as noted previously, in terms of the transfer of financial documents.

Mr. Simmons commended the Board for playing a very active role in managing all affairs of the FMCCA, and stated that this is a very positive benefit for Owners. He expressed his pleasure in working with this Board. He added that his primary responsibility is in matters of governance and working with the Board, and that he comes to Santa Fe three or four times a year for Board meetings and other matters.

Mr. Simmons related that he is based in the ASRL corporate office in Park City, Utah. He works closely with Mr. Ken Rabach, the CFO, and Ms. Linda Lyles, Homeowner Liaison. He then introduced Mr. Tom Overson, Vice President of Guest Operations, ASRL.

Mr. Simmons noted that good progress has been made in managing the challenging transition of the financial records over the past few months, and the year-end financial report, as indicated by Treasurer Jurgens, should be finalized in the next few weeks. The forthcoming audit will be an excellent step forward to ensure that all financial matters are in good condition as ASRL continues to manage the FMCCA.

Finally, Mr. Simmons stated that Property Declaration Report forms had been sent out to all Owners. He emphasized that it is important that every Owner complete this form (or confirm that the existing information is correct) both to ensure that the FMCCA has good contact information and to conform with requirements by the State of New Mexico regarding Gross Receipts Tax (GRT) payment, by providing information about the number of both long-term and short-term rentals. He noted that there was a one-hundred percent response rate last year, which is also the goal for this year. Mr. McMurtry added

that for any Owners who want to take care of this task today, he can bring up last year's record on his computer and enter any changes following this meeting.

Mr. Simmons then turned to Mr. Luis Bayardo, General Manager of the Ft. Marcy Hotel Suites, for his report. He praised Mr. Bayardo, remarking that much of the success of the transition of management duties to ASRL is due to his work and presence on-site for the past five years, allowing an almost seamless change-over in the property management duties to ASRL.

Mr. Bayardo, wearing his FMCCA property manager hat, reported that all safety rails that had been identified for immediate replacement had been successfully installed in the autumn, resulting in greater safety and ease of use for residents. Concrete was installed at Lot D to Units 21, Units 65 through 74, around Building 11, at Unit 70 to Kearny Street, and at the stairs at Units 71 and 72. He noted that many of those areas are heavily shaded with freezing and melting snow and ice, so the existing concrete and brickwork had become quite deteriorated. Those unsafe areas were determined by the Board to be the most important to address quickly.

Work will continue first on areas where there are safety issues. This effort will continue as the Board prioritizes the areas that are most of concern, and proceeds with the work, as the budget allows, to ultimately replace all brick with concrete, and install other safety features.

In addition, Mr. Bayardo reported that there has been a substantial amount of sanding and painting of wood features to address deferred maintenance. Mr. Lieto began this work around Units 10 through 16 and continues to locate areas that need attention and see that the necessary maintenance work is performed. This will protect the assets of the property for both individual Owners and the FMCC as a whole. Drainage issues, probably caused by the normal settling of buildings, have also been addressed. While much of this work is not visible, it is important. Areas around buildings where drainage was moving towards the building have been raised up so that drainage flows away from the building. French drains were installed in areas where there was standing water.

Mr. Bayardo also noted that the renovation of the front lobby is about seventy-percent complete. Mr. Allen Finnegan, the President of ASRL, initiated this effort to create a more attractive and welcoming lobby. Mr. Bayardo stated that an interior designer who is an FMCC Owner, Ms. Catherine Johnson (Unit 87), had volunteered her design services for the lobby renovation. During her vacation trips from Texas to Santa Fe, she took measurements, used Computer Assisted Design (CAD) programs to develop the design features, colors and layout, and assisted with the purchase of furniture. The theme is "Southern European Colonia." Ms. Johnson was unable to attend this meeting, however, Mr. Bayardo urged Owners to thank her for her efforts if they meet her in the future.

Mr. Bayardo praised Mr. Dugan for his selfless assistance with the pool and hot tub enclosure. He said that, at one point during the process, Mr. Dugan made phone calls in the middle of the night from France, where he was vacationing, to assist with this work. There was another round of applause for Mr. Dugan.

Mr. Bayardo also recognized the members of the FMCCA Board for their sometimes unrecognized efforts on behalf of the FMCCA, which provides great benefits to all Owners. He stated that, over the last five years, he has seen the Board make hard decisions, including increasing dues or levying special assessments to address needs that cannot be further deferred. He complimented Board members on being financially prudent and responsible, and noted that members regularly walk with him throughout the property to observe problems and issues, and have been very involved in all aspects.

Mr. Bayardo then changed hats from his role as the Property Manager to Manager of the Ft. Marcy Hotel Suites. He reported that 2015 had been a good year for the hotel, and invited any interested Owners, whether in the FMCCA rental pool or not, to attend a forty-five-minute presentation after lunch. He stated that he would report on specific Ft. Marcy Hotel Suite operations, as well as on broader issues related to the hospitality industry in the City of Santa Fe.

Mr. Bayardo then opened the floor for questions.

One Owner asked whether anything was being done or was anticipated to be done regarding the number of dead trees on the property. Mr. Bayardo responded that during the winter a number of trees which were dying were identified and a tree service was hired to prune the trees and remove deadwood. During the concrete work at Unit 46 through 48, a large dead tree was removed. ProScape Landscaping has sprayed trees to halt the spread of scale, and Mr. Bayardo said he had observed that new growth is appearing, so this treatment, as well as the beneficial moisture experienced during the past months, seems to be restoring healthy growth. The last few years of drought has stressed trees, so removing, pruning and treating the trees is an ongoing project.

Another Owner complimented the work done on the entryway, but expressed concerns about the condition and poor appearance of the entrance driveway and, especially, the cement drainage depression which is an eyesore as well as a problem to drive over. Mr. Bayardo promised to meet with the Board and see about how that might be addressed.

An Owner noted that the paving by the storage area is deteriorating, and should be addressed fairly quickly.

Another Owner asked whether heat strips would continue to be installed to keep canales free from ice, causing standing water on the roofs. This winter, she had observed a

worker pounding on her roof with a hammer to remove the ice, which did not appear to her to be a feasible solution. Mr. Bayardo responded that heat tape has not been installed everywhere. Installation is expensive and this solution is also costly to operate. Again, Mr. Bayardo promised to meet with the Board to discuss this issue and possible solutions.

There was a discussion about if the capital reserve fund remains adequate. Ms. Jurgens responded that the last reserve study was incomplete. It did not include the walkways, some of the roofing issues, or the pool/hot tub. The reserve study is being redone to be more comprehensive. She estimated that there is approximately \$420,000 worth of significant “life and safety” issues of priority that were not addressed in the reserve study. Mr. McMurtry added that there is a constant push-pull between accomplishing long-term improvements and dealing with issues that suddenly arise and require immediate attention.

Mr. Bayardo then turned to a brief report on the Zozobra celebration, noting that approximately 50,000 people move into Ft. Marcy Park. In past years this has caused damage and considerable disruption to the FMCCA. Mr. Bayardo reported that he has already met with Ray Sandoval, the Kiwanis Event Chair. The FMCC property will be fenced off so that no one can come onto the slope at Artist Road, which has been damaged in the past. The entire road will be blocked off past Prince and towards Gonzales. There will be police officers at Gonzales and Otero, and a safety patrol at Kearney, Prince, Sunset and Artist, in addition to mounted police officers. Private security officers will be onsite at the FMCC parking lots, and remain as long as necessary.

Mr. Bayardo stated that he also instituted a three-night minimum hotel rental at higher rates to discourage local Zozobra enthusiasts. Mr. Bayardo anticipated that this year’s event would cause little disruption or damage. He urged Owners to enjoy the burning of Zozobra from their great vantage spot.

Mr. McNamara urged all non-rental pool Owners who provide short-term rental of their units to consider following the three-night minimum policy during Zozobra. He added that, in particular, property along the north side on Artist Road has been subject to damage in the past. The three-day minimum policy has been an excellent deterrent to this activity. Mr. McNamara stated that the Board would send a communication to Owners again this year to request a two- to three-day minimum rental policy during Zozobra.

An Owner asked how much FMCCA must pay for costs connected with Zozobra. Mr. Bayardo answered that the FMCCA only pays for its private security guards. The sponsor of the event, Kiwanis, pays all other costs.

One Owner contributed that she has observed more and more events and festivals at Ft. Marcy Park. A “Bike and Brew” is being held there on May 20, 2016, and concerts and

other events are scheduled. She suggested that events such as these represent a good marketing opportunity for the hotel. Mr. Bayardo responded that this was an excellent point, and the hotel does get overflow bookings for these special events.

An Owner suggested that it would be helpful if a list was instituted on the FMCCA website that would catalogue projects that are currently being accomplished and projects that are anticipated to commence. Mr. Bayardo stated that he already has a “punch list,” and he and the Board will determine how to better communicate this information to the Owners.

Mr. Simmons initiated a discussion about Internet access on the property. In response to complaints that the Internet service is slow, he stated that ASRL planned to use its Internet Technology (IT) consultant to better assess the current Internet Service Provider (ISP) to improve the situation.

Mr. McMurtry asked that Owners notify him or Mr. Bayardo if they experience slow speeds, dropped connections, or any other problems. He said that the current ISP is Cyber Mesa, which has been very responsive to addressing problems, but correction requires that Owners report issues. Mr. McNamara added that keeping up with the proliferation of devices being used and the need for constantly increasing bandwidth generally poses a problem for hotels.

An Owner asked about the status of the proposed new development on Hobo Hill. Mr. McNamara reported that the developer appears to have the support of the City of Santa Fe Zoning Commission and the City Council for building on that property, in spite of considerable opposition from homeowner associations along Bishop’s Lodge and Hyde Park roads. As matters now stand, there would be four residential buildings visible from the FMCCA property on the north side of Artist. Beyond Prince, near the existing developments located off Hyde Park Road, approximately sixty homes are planned. Existing HOAs have been very active, along with HOAs on Bishops Lodge Road. Mr. McNamara explained that the plans now include seven or eight homes on “Hobo Hill,” of which four will be visible from FMCC and four will be on the other side of the ridge. The other sixty homes will be well beyond Prince Road. Mr. McNamara stated that he believes this new development will be built. Mr. Bayardo concurred. Mr. McMurtry added that members of the more affected HOAs are still involved to ensure that matters of traffic, drainage and other concerns are properly addressed. Traffic issues will not impact FMCC.

7. New Business

Mr. McNamara asked if there were any items of new business. There were none.

8. Owner’s Comments

There was a discussion about the implementation of recycling at FMCC. Mr. McNamara stated that, since this request was raised at the last Annual Meeting, he has made telephone calls to the City of Santa Fe Environmental Services Department that handles trash and recycling, but has not received responses.

One Owner pointed out that there is a City transfer station (BuRRT on Buckman Road) where recyclable items can be taken. One Owner suggested that hotel staff could take recyclables to the transfer station.

Mr. McNamara responded that the problem is getting recycling separated from trash on the property, which is difficult because there are many short-term enters. Various suggestions were raised, to get recyclables moved to the transfer station. However, as Mr. McNamara repeated that getting residents and guests to separate recyclables from trash is the main difficulty. Ms. Jurgens concurred, noting that even the trash cans that were located in various places on the property had to be removed because they became full of trash that should have been deposited in the dumpster.

One Owner shared his experience with recycling at his HOA in Albuquerque, noting that it was difficult to get the attention of the City, but recycling bins had now been placed on the property and recyclables were being collected. He noted that most recycling now is “single stream,” where different recyclables are comingled. Mr. Baldassaro noted that, in his experience, an extra fee is added by most municipalities for recycling services.

Mr. McNamara welcomed volunteer, locally based owners to work with the City of Santa Fe and investigate possibilities for recycling . Ms. Dorothy Rogers (Unit 49) and Ms. Elizabeth Rivera-Dirks (Unit 36) agreed to volunteer. Mr. McNamara expressed his willingness to work with them.

A brief discussion followed about trash bags being left outside, subject to being torn open by birds. Mr. McNamara stated that the Board has instituted a policy of fining any resident who fails to take trash to the dumpster, if the culprits can be identified. Mr. McNamara then complemented Mr. Lieto for his excellent work in maintaining the property. There was a round of applause.

9. Election of Officers

Mr. McNamara reported that there were two candidates for the two open positions on the FMCCA Board of Directors: Currently serving Directors Mr. McMurtry and Ms. Jurgens. He moved that a vote be taken by unanimous consent. Mr. Lee Walsh (Unit 18) so moved. Mr. McNamara asked whether there was any discussion. There being none, Mr. McNamara asked for all those voting in favor of the two candidates to indicate by saying “aye.” There was a unanimous voice vote in favor of Mr. McMurtry and Ms. Jurgens reelection to the FMCC Board.

10. Next Meeting Reminder

Mr. McNamara announced that the next Annual Owners Meeting of the FMCCA would be held on May 6, 2017.

11. Adjournment

There being no further business, Mr. McNamara made a motion for adjournment. Mr. Lee Walsh (Unit 18) seconded the motion. **The motion carried unanimously.** The meeting was adjourned at 11:42 a.m.

Approved by:

Judith Swift,
President