

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
QUARTERLY MEETING
Fort MACY CLUBHOUSE
SATURDAY, DECEMBER 1, 2018, 10:00 AM**

1. CALL TO ORDER

The meeting of the Fort Marcy Compound Condominium Association Board Meeting was called to order at 10:00 am by Vice President Ted McNamara, on Saturday, December 1, 2018, at the Fort Marcy Clubhouse, Santa Fe, New Mexico.

BOARD MEMBERS PRESENT

Judith Swift, President, (Telephone)
Ted McNamara, Vice President
Peter Baldassarro, Secretary, (Telephone)
Denise Jurgens, Treasurer
Steve McMurtry, Board Member

BOARD MEMBERS ABSENT

OTHERS PRESENT

Christine Robertson, General Manager, Ft. Marcy Compound
Ken Rabach, CFO, All Seasons
Lizet Zuniga, Housekeeping Manager
Natalie Hamilton, Guest Care Services
Elizabeth Martin, Stenographer

HOMEOWNERS/RESIDENTS PRESENT

Harris and Linda Smith, Unit 80	Bruce and Nancy Hutchison, Unit 69
Dorothy Rogers, Unit 49 (tenant)	Bob Beck, Unit 46
Richard and Diane Heath, Unit 52	Ginger McGuire, Unit 5
Dennis Dugan, Unit 24	Dan and Mikyoung McGuinness, Unit 93
Carla McConnell, Unit 79 (telephone)	

**2. APPROVAL OF MINUTES
SEPTEMBER 22, 2018**

MOTION A motion was made by Mr. McMurtry, seconded by Ms. Jurgens, to approve the minutes as posted.

VOTE The motion passed unanimously by voice vote.

3. PRESIDENTS REPORT

President Swift reported that this quarter was a continuation of the things we were handling last year. We have been doing roof checks and removal of leaves. We are continuing to patch leaks as we find them. Building 2 had a major leak. Repair is in process. We continue to make brick walkway repairs. We have installed LED lighting on pathways. We finished repairing all the coyote fencing. There is one more thing to do with the pool project. The pool is good to go, but when the hot tub was being checked the tech broke a part of the hot tub so now we are waiting for that part. We continue to tweak the Wifi. We have new cluster mail boxes. If you want a box let Christine know. Our Property Manager is going to examine and replace fire extinguishers across the compound. We have two things that have come up since the agenda was published. We will talk about recycling if there are any questions and we have had some issues with security. There is a chronic need for security on Kearney Ave. Christine was able to get the City of Santa Fe to post one of its two monitor stations in the parking lot and they kept it there for a month before having to move it on. It did appear from those reports that people who had been hanging around there have moved on. We are going to look into ways to deal with security. Also we had break-ins at two of the storage units. One was the ASRL-rented one and one was Lisa Wemeling's. We are going to retain a security consultant to advise us how to provide security in the area of the storage units. We will keep you posted.

4. TREASURERS REPORT

Ms. Jurgens said the financials and the 2019 budget are in your meeting packets. She reviewed the information for the financial report.

MOTION A motion was made by Mr. McMurtry, seconded by Mr. McNamara, to approve the October financials.

VOTE The motion passed unanimously by voice vote.

Ms. Jurgens reviewed the 2019 budget information. In our walk through we saw several small projects that need to be done. We need to take care of them, so they don't lead to other issues down the road. We looked at the cost of living index and

found we are not keeping pace with inflation, so we are going to have to raise dues. It is about an 11.6% increase. The reserve dues stay the same. An owner asked why we would not automatically increase the dues for cost of living annually. Mr. McNamara mentioned that this is something we would need approved at the annual meeting. This will be brought up for a vote at the annual meeting.

A homeowner asked, if this was a cost of living increase, why not automatically increase them every year instead of all at once.

Mr. McNamara said that would have to be done at the May meeting. It is a good idea and we will put it on the agenda for May for a vote.

Ms. Jurgens explained there are a few lines in the budget that we are still tweaking. She will send out a revised budget within the next two weeks.

5. ASRL MANAGEMENT REPORT

Ms. Robertson reported that we now have two new maintenance guys who help us to do more on-site maintenance. They have relocated some of the lights and replaced some. We replaced the bulbs in the parking lots and they are brighter than usual. Within two weeks new fixtures will be put in the lots. We have installed additional signage warning people of the no smoking policy, uneven walkways etc. The pool was drained and re-filled. Next year we would like to repaint it. We installed guardrails and repaired coyote fences. The roofs were checked and repaired. We made about 48 brick walkway repairs and were able to do it with our staff, which is less expensive than by contracting. If you see something that is of concern let us know. On December 5th the part for the hot tub is scheduled to be in. Then, we will schedule the company to come in and fix it. We are working on installing the rest of the LED lighting. Building 2 had a leak; the roof is fixed, and they are coming back next week to do the interior. For parking lot D, the stucco was approved for replacement; we are getting bids on the retaining wall and are working on the fire extinguisher project. We have a quote, If any homeowners want one inside their unit replaced, let us know and we will order you one.

A homeowner asked how many units are managed by All Seasons.

Ms. Robertson said 55 rental units. There is a total of 99 units here. The occupancy rate for the ones ASRL manages is over 80%.

A homeowner thanked Ms. Robertson for all the professional work, saying how she has helped us and is a wonderful asset.

Mr. McMurtry said some homeowners found a really good price for xeriscaping in front of their units.

The xeriscape landscaping opportunity was discussed.

Ms. Robertson said she is going to look at the Proscap contract and maybe get some bids from a couple of other companies as well.

Ms. Robertson said she has the keys and agreements for the cluster mailboxes if anyone is interested. We have 16 boxes; 6 boxes are already rented.

6. OLD BUSINESS

Mr. McMurtry gave an update on the Wifi project. He asked the homeowners to let the Board know if they have any issues with the signal.

Ms. Jurgen said, in addition to the hot tub, the pool deck still needs to be done, but the pool is open.

Mr. McNamara said there will be a negotiation with the architect and engineer on who should pay for redoing the pool deck resurfacing and who recommended the material we used.

A homeowner said there is a standard through ADA for pool deck material. Our pool is a handicapped pool.

A tenant asked: have you looked into sanding the surface?

Mr. McNamara said that will probably have to adjust the abrasion by painting on a more abrasive surface or lift up the one we have and put a new surface on.

A tenant said there is no heater in the pool bathroom. We also need a couple of hooks for clothing and a chair or a bench to sit in to put your socks on. Ms. Robertson said she is looking into that and will get hooks and a chair.

There was a lengthy discussion about recycling. Dorothy Rogers, one of our two fulltime residents, has long advocated for recycling and the board has been discussing the matter and issues with her.

President Swift said the Board has looked at recycling a number of times beginning with Ted McNamara's 2013-2014 discussions with the city on ways to reduce trash removal costs. Recycling programs can be very effective if the participants are committed to recycling and are willing to sort their trash and deposit it in the proper bin.

However, there are several obstacles facing Fort Marcy in implementing any full scale program. The first is that of the 96 owners there are only two full time residents here now. Most owners rent their units and therefore have to rely on others to bear the burden of compliance. The ASRL hotel program has always taken care of the trash for owners who rent through them as part of their services at no cost to FMCCA. But historically, FMCCA has had chronic difficulties with the maids outside the ASRL hotel program who often don't even bother to take unsorted trash to the big trash container – they just leave the bags outside the doors, which is a violation of the rules, and the property management company (which is currently ASRL) ends up having to carry them down and FMCCA gets charged for that. ASRL reports that recycling has never worked in their other hotel operations and will NOT offer recycling as an option here. The current city program is based on at least 50% of owners participating and the hotel program currently has 55 owners. In light of these obstacles, Ms. Rogers presented an optional recycling plan and requested permission to implement it as a trial plan.

Mr. McMurtry noted if we move forward it would have to be the non-rental-pool owners who do this on their own. They would need to provide the bins and bags and take those recycle bags over to the collection bins themselves. The Board will see how that goes and we will test it for three months. Mr. McMurtry also noted that FMCCA has no authority to require ASRL to engage in recycling and such discussions need to be directly between the rental-pool owners and ASRL.

Most owners present said they wanted to test the recycling. Owners who are interested in learning more about the voluntary recycling program should email Ms. Rogers at dorothyrogersabbey@gmail.com.

7. NEW BUSINESS

Mr. McNamara said we have 16 cluster boxes. Contact Christine if you would like to sign up for one. If we need more than 16 we will add boxes. The City is reviewing our petitions for the traffic calming/ speed bumps on Kearney Ave. He expressed the Board's thanks to Lisa Wemeling for her volunteer work on this.

Ms. Robertson said the next step would be the study the City does.

Mr. McNamara said we have two types of security issues. Break-ins of units and thefts in parking lot B. We are going to ask some security companies who do this kind of work to give us advice as to how to increase security levels. Lighting and cameras will be considered.

The Board decided as a matter of policy that owners will be given preference for rental of storage units over non-owners. They are mostly rented now by non-owners; we have one or two empty. If you have a need for one let Christine know. They are a

revenue source for FMCCA. Last year they brought in \$56,000. They are rented by annual leases. There is a substantial turnover each year.

8. OPEN SESSION/OWNER COMMENTS

An owner said she really appreciates Christine. She is doing a wonderful job and is a real asset. Second, the owner has been on the owner's portal and is not finding much on it. That portal needs to be populated with a lot more information such as building plans, rules and regulations and a list of the staff with their responsibilities.

Ms. Robertson said the unit layouts are updated in the public area for Ft. Marcy.

Mr. McNamara said there are two areas, the public area and the owners' area. We will check on that and get a memo out to everyone with instructions for the site.

9. NEXT MEETING

February 2, 2019.

10. ADJOURN

MOTION A motion was made by Mr. McMurtry, seconded by Ms. Jurgens, to adjourn the meeting.

VOTE The motion passed unanimously by Board members.

There being no further business before the Board the meeting adjourned at 12:00 noon.