

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
FORT MARCY CLUBHOUSE
SATURDAY, FEBRUARY 3, 2018, 9:00 AM**

1. CALL TO ORDER

The meeting of the Fort Marcy Compound Condominium Association Board of Directors was called to order at 9:10 am by President Judith Swift, on Saturday, February 3, 2018, at the Fort Marcy Clubhouse, Santa Fe, New Mexico.

BOARD MEMBERS PRESENT

Judith Swift, President
Ted McNamara, Vice President
Peter Baldassaro, Secretary, Telephonically
Denise Jurgens, Treasurer
Steve McMurtry, Board Member

OTHERS PRESENT

Luis Bayardo, Fort Marcy General Manager
Ken Rabach, Accountant
Lizet Zuniga, Housekeeping Manager
Natalie Hamilton, Guest Care Services
John Garcia, Maintenance Services Manager
Elizabeth Martin, Stenographer

HOMEOWNERS PRESENT

Bill Richwine, Unit 44	Bob Schmit, Unit 7
Lisa Wermeling, Unit 92	Marge Schmit, Unit 7
Dorothy Rogers (tenant), Unit 49	

2. APPROVAL OF MINUTES — DECEMBER 2, 2017

MOTION A motion was made by Mr. Baldassaro, seconded by Mr. McMurtry, to approve the minutes as posted on the website.

VOTE The motion passed unanimously by voice vote.

3. PRESIDENT'S REPORT

President Swift said she will comment throughout the meeting.

4. TREASURER'S REPORT

Ms. Jurgens reported that the Association ended 2017 with a deficit of \$4,080. We have \$550,000 in the Capital Reserve Fund. Our former auditor gave us notice that he would not submit a proposal for this year to conduct our audit for 2017, which is an audit year. After evaluating proposals from several audit companies recommended Ms. Jurgens recommended that FMCCA accept a proposal from the Mumford Group, who are familiar with ASRL and know their systems.

MOTION A motion was made by Ms. Jurgens, seconded by Mr. McNamara, to approve a contract with the Mumford Group of up to \$6,850.

VOTE The motion passed unanimously by voice vote.

Ms. Jurgens reported that she met with Jim Simmons and Luis Bayardo to review the Capital Reserve Study that was done last summer. After a thorough review a plan was developed, and a schedule of projects over the next 10 years was finalized.

The Fort Marcy 10 Year Capital Reserve plan and the 2018 Budget are posted on the Fort Marcy website – <https://www.allseasonsresortlodging.com/hoa/fort-marcy-hotel-suites/public-documents>

Mr. Baldassaro expressed thanks Jim Simmons, Denise and Luis for the hard work they did on the Reserve Study.

5. ASRL MANAGEMENT REPORT

A. COMPLETED PROJECTS

Mr. Bayardo reported on an extensive list of items completed since the last meeting: replacement of sections of deteriorated and potential risky sidewalks was completed; coyote fencing was installed and repaired and is 70% complete; some of the older metal fencing was also repaired. Also we are striping all of the step; bright white to make them easier to see (this project is 80% complete). Striping of brick walkways where the bricks have raised up are also being repaired. Work is ongoing on the security lights and 15 of them are now on sensors. Mr. Bayardo praised the new Maintenance Service Manager, John Garcia, for his excellent work.

B. UPCOMING PROJECTS

Mr. Bayardo said some sidewalk bricks are coming loose and the concrete is breaking down underneath; areas that are identified will be fixed this year. The gazebo will also be refurbished this year. All owners who have two story units, with balconies, received notices that center strips between balusters need to be installed for safety and to meet code. More coyote fencing will be installed between units 61 and 74. A large number of headers and corbels that were in need of caulking were repaired; this is an ongoing project. The health of the Pinon trees is being evaluated and addressed where needed; every Pinon tree has been washed to get rid of the insect (scale) that was damaging the tree. Anticipating stress from summer heat and dryness, monthly watering will begin soon, as recommended by an arborist who inspected them, until the rains come.

Ms. Wermeling raised a question about watering costs; Mr. Bayardo said we don't know the water cost yet. However, the watering will be done on site by John, to save labor cost.

Mr. Bayardo is concerned about dryness due to drought and approved ProScape to clean out any debris, such as leaves, that would be fuel for possible fires during this dry period.

Mr. McNamara stated that this is a non-smoking property, and smoking is prohibited in all ASRL rental pool units. However, one can smoke in a unit, if the owner of that unit allows. We don't have any signs on the property that say this is a non-smoking area, or that bicyclists cannot ride through the property. Possible additional signage about these restrictions will be discussed. It is a safety and liability issue.

6. OLD BUSINESS

A. POOL ENCLOSURE RENOVATION UPDATE

Mr. Bayardo reported that the contractor ran into a couple of unforeseen conditions that are being addressed. We hope to have this completed at the end of February. The hot tub was delivered and we are waiting for the mechanical equipment needed for final installation.

7. NEW BUSINESS

President Swift reported that there was a slip and fall incident on the property. The person is not an owner or renter, but occasionally uses the laundromat at Ft. Marcy. Her claim was sent to State Farm. This incident brought attention to general access to the property. Lynn Krupnik, the Association attorney was contacted about this issue. Signage around the perimeter of the property is being evaluated, as a way to advise people about authorized access to the compound. Access to the laundromat will be restricted to ASRL housekeeping staff, unit owners, hotel guests and owner invitees.

Mr. McMurtry reported that we are evaluating LED lighting for parking lots and outside common areas. Two LED lights were installed at lot C on either end of the parking lot, for evaluation. Expense and cost savings are being weighed.

8. OPEN SESSION/OWNER COMMENTS

Ms. Rogers asked if notices were sent out for this meeting. President Swift said notices are sent to the owners by ASRL. Mr. McNamara noted that meeting minutes, which are posted on the website, also, contain the date of the next meeting.

Ms. Wermeling said she is interested in trying to improve the insulation in her unit. She spoke to a contractor and he made a suggestion that is may be prudent to re-stucco that outside wall and insulate it. She will submit her application.

9. NEXT MEETING REMINDER/ADJOURNMENT

President Swift announced that the next meeting will be on May 5th. This meeting is the annual owners meeting and Board meeting.

The term of two Directors (Judith Swift and Peter Baldassarro) will expire this year and two candidates to fill the vacant positions will be elected at this meeting. Denise Jurgens, Steve McMurtry, and Ted McNamara were appointed to the 2018 Nomination Committee. Owners interested in serving on the FMCCA Board of Directors must complete and return Statement of Interest by 4:00 PM (MDT) on March 16, 2018 to be placed on the proxy forms and ballot.

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

VOTE The motion passed unanimously by voice vote. There being no further business before the Board the meeting adjourned at 10:03 am.