

**FINAL DRAFT**  
**MINUTES OF THE**  
**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**April 30, 2016**  
**Ft. Marcy Clubhouse**

A regular meeting of the Fort Marcy Compound Condominium Association (FMCCA) Board of Directors was held at the Ft. Marcy Clubhouse, Santa Fe, New Mexico, on April 30, 2016.

**CALL TO ORDER:**

Mr. Ted McNamara, Vice President, who chaired the meeting since President Judith Swift was unable to attend in person but was participating by telephone, called the meeting to order at 9:04 a.m. A roll call was taken and a quorum established with all Board members present either in person or by telephone. Mr. McNamara noted to the other Owners present that this Board meeting would be limited to the regular business of the Board, with more detail to follow during the 10:00 a.m. Owners' Meeting.

**Board Members Present:**

Judith Swift, President, by telephone  
Ted McNamara, Vice President  
Peter Baldassaro, Secretary  
Denise Jurgens, Treasurer  
Steve McMurtry, Director

**Others Present:**

Luis Bayardo, General Manager, Fort Marcy Hotel Suites, ASRL  
Jim Simmons, Community Association Manager, All Seasons Resort Lodging  
Tom Overson, Vice President, All Seasons Resort Lodging  
Natalie Hamilton, Guest Care Manager, Fort Marcy Hotel Suites, ASRL  
Ellen Taylor, Conejo Loco Transcription

**Other Owners Present:**

Dennis Dugan (Unit 24)  
Judy and Ed Hildebrand (Unit 59)  
Georgia Nesselrode (Unit 55)  
Dorothy Rogers (Unit 49)  
Joseph and Jeanne Romano (Unit 12)  
Larry and Madeline Persick (Unit 10)

**APPROVAL OF MINUTES:**

Mr. McNamara asked if Board members had reviewed the minutes of the last regular meeting of the Board, which was held on January 30, 2016. Secretary Peter Baldassaro stated that the minutes had been reviewed and called for a motion to approve the minutes of the January 30, 2016, meeting as reviewed, drafted and posted on the Fort Marcy Compound Condominium Association (FMCCA) website, and distributed to Owners by All Seasons Resort Lodging

(ASRL) staff. Ms. Denise Jurgens seconded the motion. **The motion approving the minutes of the January 30, 2016, meeting, as posted on the website, carried unanimously.**

**TREASURER’S REPORT:**

Treasurer Jurgens reported that the transfer of management responsibilities from HOAMCO to ASRL had proceeded smoothly so far as property management, but there had been delays with the handover of financial records, primarily stemming from difficulty obtaining those records from HOAMCO. She stated that there still has not been a final cutoff of the accounting ending December 31, 2015. She will be working with ASRL during the next few weeks to finalize the year-end reporting, so that financial statements can be sent out to Owners during the next month.

Mr. McNamara moved for approval of the Treasurer’s Report. Mr. Steve McMurtry seconded the motion. **The motion carried unanimously.**

**OWNERS’ FORUM:** Mr. Jim Simmons, Community Association Manager, distributed the agenda for the Owners’ Meeting. Mr. McNamara summarized the agenda items.

Mr. McNamara asked if there were any Owner comments at this point.

Mr. Larry Persick asked about the tax issue with the State of New Mexico. Ms. Jurgens responded that in New Mexico, if fifteen percent or more of units in a complex are rented on a short-term basis, which is true of the Ft. Marcy Compound Condominiums (FMCC), operating assessments are also subject to Gross Receipts Tax (GRT). The Association learned in 2010 that it owed GRT taxes on operating assessments for the previous six years. A special assessment was charged the membership and this was paid in full. Due to amnesty provisions, payment of penalties and interest were not assessed, so the total amount paid was for solely for the GRT taxes that should have been assessed and paid.

**DATE OF NEXT BOARD MEETING:** Mr. McNamara announced that the next regular meeting of the Board is scheduled for September 10, 2016, at 9:00 a.m. at the Ft. Marcy Clubhouse. [NOTE: Please see the following Addendum which amends the date of the next regular Board meeting to September 17, 2016.]

**ADJOURNMENT:** There being no further business, Mr. McMurtry moved that the meeting be adjourned. Ms. Jurgens seconded the motion. **The motion carried unanimously** and the meeting was adjourned at 9:16 a.m.

Approved by:

Judith Swift, President

ADDENDUM TO THE MINUTES OF THE  
BOARD OF DIRECTORS' MEETING  
FT. MARCY COMPOUND CONDOMINIUM ASSOCIATION  
April 30, 2016

Following the Meeting of the Board, upon further discussion by Board Members and by unanimous consent, the date of the next regular meeting of the Board of Directors was amended to September 17, 2016.