

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION  
QUARTERLY MEETING  
Fort Marcy Clubhouse  
Saturday, February 1, 2019, 10:00am**

**CALL TO ORDER**

Meeting called to order at 10:00am by President Judith Swift

**BOARD MEMBERS PRESENT**

Judith Swift – HOA President  
Denise Jurgens – HOA Treasurer  
Peter Baldassaro – Secretary (telephone)  
Ted Mcnamara - Vice President (telephone)

**OTHERS PRESENT**

Tom Overson – VP of Guest Services ,ASRMI  
Christine Robertson – Onsite Manager, ASRMI  
Ken Rabach – CFO, ASRMI (telephone)  
Lizet Zuniga – Houskeeping Manager, ASRMI  
Nathalie Hamilton – Guest Care Manager, ASRMI

**HOMEOWNERS PRESENT**

Carla McConnel #79 (telephone)  
Dorothy Rogers #49  
Deborah and Vern Williams #76  
Wade Patterson #61  
Bill Richwhine #44  
Beverly Lovelake #70 (telephone)  
Bruce Underwood #17 (telephone)  
Dan McGuinness #93

**APPROVAL OF MINUTES**

Denise made motion to approve the December meeting minutes as presented and previously reviewed. Seconded by Judith. Passed unanimously.

**TREASURERS REPORT**

Denise presented the financial update. 2018 total income was unfavorable to budget by \$836 for the year. Expenses were \$19,230 unfavorable to budget. General and Administrative expenses were \$8,623 over budget, the bulk of that expense related to legal fees addressing delinquent owner receivables. One specific

owner has been given a deadline of February 22 to bring her account current or the HOA will take action related to access to the unit. Security was \$369 over budget. Repairs and Maintenance was over budget by \$15,927. Roof repairs were over \$10,000. Irrigation over by \$4,000 in the arroyo for landscape preservation. Plumbing repairs due to frozen pipes totaled \$2,585. Pool equipment for \$1,346. Supplies were \$5,794 over budget; largest item was for new signs around the property. Utilities were over budget due to colder temperatures. The year ended with a \$20,066 deficit in the operating budget. Dues in 2019 were raised to address numerous small repairs that are needed to help avoid more substantial replacement costs around the property.

Judith explained that as part of the owner receivables, the balance owing for owner of unit 8 would be addressed by restricting access to the unit by the HOA. Under New Mexico Law, the HOA can not restrict an owner's access to their unit, but the HOA can restrict access to guests and invitees, including renters. Many extensions of deadlines for dues payment have come and gone. The HOA is taking a firm stance on addressing delinquent receivables.

## **ASRMI MANAGEMENT REPORT**

Christine Robertson provided a property management update on behalf of All Seasons Resort Management, Inc.

- Coyote fencing added on lot C
- Continued brick walkway repairs.
- Stucco repairs are on hold for warmer weather
- Many roof leaks were reported after recent heavy snow storms. The flat roofs are prone to leaking. Several roof repairs/patching have been made.
- Repairs have been made to exterior pathway light and other external lighting.
- Compactor motor was replaced. An electrical panel was also replaced.
- ASRM has been making trips to the dump to remove trash/waste build up while the compactor has been offline.
- Bench and hooks were installed in the pool area bathroom.
- The boardroom was painted and new ceiling tiles were installed.
- There was a leak in to the laundry room in the clubhouse that was leaking in to the boardroom that was addressed.
- Touchup paint on the property steps is ongoing.
- Christine distributed a form to the board members that identifies resources for addressing common HOA needs as well as contact information for key staff.
- Some boxes are still available in the onsite mailbox cluster for owners that wish to have delivery service to the property.
- Wi-Fi service has been working very well. Looking for any feedback on issues owners might experience. Previously reported issues have been addressed in a timely manner.

- Pool deck resurfacing will take place in the spring. The pool may be offline for 1 or 2 days.
- Christine will distribute pool access codes to owners in the next week.
- Awaiting proposals for LED lighting for the entire community's exterior common space is underway.
- The HOA is seeking proposals for security work for the community.
- Alarm monitoring company proposals are also being accepted.

## **OPEN DISCUSSION**

- Carla McConnell thanked Christine Robertson for facilitating a new WI-FI access point in her unit. Also for urgently addressing a roof leak she reported. She appreciated the color additive in the new cement walkways.
- Bruce Underwood asked what the extent of the security service being considered relates to. Christine explained that the local police have been monitoring the property based on suspicious activities in the adjacent park. The HOA is looking at options for camera systems.
- A recycling program for the HOA was discussed at great length. Including costs, benefits, participation interest, problems with contamination, fines for misuse, the need to manage the service by the HOA. The City of Santa Fe has offered to assist in a recycling service, but there are additional costs that the owners would have to bear. The HOA will create acrylic signs that can be placed inside each unit at Fort Marcy. They will outline directions to the recycling center. The hard costs will be covered by the HOA since this will go into all Fort Marcy units. It was agreed this step would replace the option of providing recycling bins on property. The board is looking to have further discussion on the feasibility of offering any additional services and will solicit feedback from all owners.

## **NEXT MEETING**

The annual meeting of the HOA will held on May 4, 2019

## **ADJOURN**

A motion was made by Denise to adjourn the meeting, Judith seconded. Unanimously approved. Meeting adjourned at 11:16am.