

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
ANNUAL MEETING
FORT MARCY CLUBHOUSE
SATURDAY, MAY 5, 2018, 10:00 AM**

1. CALL TO ORDER

The meeting of the Fort Marcy Compound Condominium Association Annual Meeting was called to order at 10:00 am by President Judith Swift, on Saturday, May 5, 2018, at the Fort Marcy Clubhouse, Santa Fe, New Mexico.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Christine Robertson, General Manager, Fort Marcy Compound
Jim Simmons, Vice President, Asset Management, All Seasons
Tom Overson, Vice President, Operations, All Seasons
Lizet Zuniga, Housekeeping Manager
Natalie Hamilton, Guest Care Services
John Garcia, Maintenance Services Manager
Elizabeth Martin, Stenographer

HOMEOWNERS/RESIDENTS PRESENT

Karl and Philippa Klessig, Unit 69	Emma Anaya, Unit 28
Gwat-Yong Lie, Unit 54	Bill Richwine, Unit 44
Jim and Carolyn Stoll, Unit 84	Krista Grochowski and Edith
Gonzalez, Unit 67	Emma McNamara, Unit 28
Drew Lovelace, Unit 70	Richard and Diane Heath, Unit 52
Shera Griffo, Units 9, 82	Lee and Phyllis Walsh, Unit 73
Dorothy Rogers, Unit 49	Suk Harvey, Unit 49
Pat Howell, Unit 26	Constance Langston, Units 35, 36
Douglas Osborn, Units 32, 66	Sandra Meyer, Unit 29
Tom Meyer, Unit 29	Joyce and Steve Gitomer, Unit 18
Ann Ortiz, Unit 18	Christine Bolt, Unit 43
Pam Baldassaro, Unit 95	Lisa Wermeling, Unit 92
Carla McConnell, Unit 79	Patsy Smith, Unit 45
Bob Beck, Unit 46	Georgia Nesselrode, Unit 55
Steve Weiss and Amy Evert, Unit 15	Jim Crowden, Unit 2

President Swift confirmed that a quorum was reached; 68.45% voting interest was present in person or by the proxy.

2. APPROVAL OF MAY 6, 2017

ANNUAL MEETING MINUTES

MOTION A motion was made by Lee Walsh, seconded by Krista Grochowski, to approve the annual meeting minutes of May 6, 2017, as posted on the website.

VOTE The motion passed unanimously by voice vote.

3. PRESIDENTS REPORT

President Swift noted that reports were received that the Wi-Fi and internet, with increased demand for new services, have not been performing satisfactorily. A project to improve Wi-Fi and internet service was approved, by the Board, and will begin soon. The pinons continue to show signs of scale infestation. A process of washing them, again, will begin soon to get rid of the scale. We continue to encourage people to do plantings at their units. Progress continues, per our Master Plan, to replace all our brick sidewalks with safe cement and new rails. New coyote fences are being added. Everyone is reminded that we continue to experience drought conditions; please use caution. We were advised that for units with balconies the code has changed regarding the spacing of the balcony balusters. At each owner's expense, we are installing 2x2 stick balusters;. They will be painted to match existing balusters. We have re-roofed the storage units. Two 10x10 storage units are available. Anyone interested in renting one should contact ASRL.

Ms. Rogers said she would love to have a list of residents who live permanently here. President Swift said that John Smallwood is the only other permanent, resident owner on the property. There are, however, several long term renters.

President Swift reported that the pool house project has been a struggle but is progressing. The pool is open and ready. Completion of the hot tub, which is the final phase, should occur by mid-June.

Considerable discussion about the pool operation followed:

- Ms. Rogers said the benches are very distressed. They need sanding and a

- coat of enamel paint.
- Ms. Harvey said the owners should have been notified when the pool opened; that is an important communication.
 - Mr. Osborn said only one bathroom is open, there is no toilet paper and it has not been cleaned.
 - Mr. Overson said it is still under construction, and just opened for use May 4th.
 - Mr. McMurtry said that, plans are for a key code lock to allow access to the pool entrance doors. Also there will be a key code lock on the laundry room.
 - An owner asked if the code will change on a regular basis and how do we get code for guests.
 - Mr. Richwine said perhaps there could be a code that does not change.
 - Mr. Overson said ASRL will make sure to let everyone know when the codes change. Nicole Chastain from ASRL's home office is the person who will communicate the changes. He asked everyone to make sure we have updated email addresses.
 - An owner asked whether, since it is an indoor pool, there should be a ventilation fan running all the time.
 - Mr. Overson said that the ventilation system, including new louvers to let out the humidity, is working now.
 - Mr. Klessig asked how we are doing with cost versus planned expense.
 - President Swift said we are within our contingency budget.
 - Ms. Rogers said as a daily swimmer she wants to thank everyone involved who worked on the pool, the hours and the amenities; it is appreciated.
 - Ms. Wermeling asked whether it is possible to extend the pool hours a bit later in the evening.
 - Mr. Baldassarro said his concern is that the hours the pool is open are tied to the hours that there is a physical presence on the property. It may put a person at risk after staff leaves.
 - Mr. Baldassarro added that the question has been raised and is legitimate, so board members will explore the options available and then report back.
 - President Swift asked that owners report to Christine anything they see as a problem or issue.

4. TREASURERS REPORT

A. 2018 TO DATE FINANCIAL REPORT

Ms. Jurgens reviewed the financial report.

MOTION A motion was made by Ms. Jurgens, seconded by Ms. Grochowski, to

approve the financial report.

VOTE The motion passed unanimously by voice vote.

UPDATED Ms. Wermling asked for financial information regarding the pool project. That information was not readily available at the meeting. The contract amount, including all change orders through May 16, 2018 is \$442,000. The board does not expect significant additional costs.

5. ASRL MANAGEMENT REPORT

A. GENERAL MANAGER

Mr. Simmons informed the membership that Luis Bayardo has left Ft. Marcy and ASRL to accept a different position. He introduced Christine Robertson as the new HOA property manager and hotel general manager.

Ms. Robertson introduced herself.

Mr. Simmons said the HOA has moved to a new portal and accounting system. It is fully functional now and can be a great resource. It allows owners to have a unique log in and gain access to information and updates. They can pay dues online as well, with no extra charge and with secure access. There is also a Contact Us link on the portal for owners to raise questions or concerns. Doing so formally generates a request, for which the owner receives a receipt and is then notified when updates are completed.

There was discussion around passwords and access to the system.

Ms. Meyer asked if owners will get a printed list of owners and residents.

Mr. McMurtry said we have been talking about that. There are some privacy concerns, but is helpful for owners to email other owners.

Mr. Simmons said that ASRL policy is not to share owner's information. However, owners can opt in to having their information available to other owners, and ASRL can send out that notice again.

Mr. Overson said the maintenance update is in the meeting packet. He reviewed the report.

Mr. Richwine asked about the timetable for restriping the parking lots.

Mr. Overson said ASRL will get an estimate on restriping all of the lots.

An owner commented on having noticed that some units have nice gravel landscaping and asked whether that's something planned for everyone.

Ms. Swift said it was a voluntary project at the owner's cost. Mr. McMurtry added that FMCCA got a discount through Proscap, and that can be done again if there are owners who want it.

Mr. Overson said there are 30 to 40 units in need of gravel. He will be happy to contact Proscap. Christine will head that up. Owners should let her know if interested.

Mr. Baldassaro said when the project was announced it was the owner's responsibility to contact Proscap directly. When the list is compiled and pricing is available it will again be up to owners to contact Proscap.

Ms. Griffo said a deep ravine was created so she is looking at having to do major gravel quickly.

Mr. Overson said we will sent up a time to meet with Proscap.

Mr. Weiss said their building pulled together and paid more than their share because some units did not want to do it. The participating owners did it for them.

Ms. Langston asked who makes the decision on sidewalks. It is quite an incline from parking lot C. When cement is used it will be slick.

Mr. McNamara said when changed, it will require a different pathway.

Ms. McConnell asked would it be possible to have a list of managers and their responsibilities so we know who to call. Mr. Simmons said ASRL will do that.

B. COMPLETED PROJECTS

Discussed previously.

C. UPCOMING PROJECTS

Discussed previously.

6. OLD BUSINESS

A. Wi-Fi and POOL RENOVATION UPDATES

Mr. McMurtry explained the updates that will be done regarding the Wi-Fi system.

Ms. Langston said she has a person who programs her TVs and remote and asked if owners will be told when that will happen. Communication please.

Mr. McMurtry said duly noted. Board members will stay in close contact and will work to continue improving communications. Owners should get an email next week about the annual property survey. They are also encouraged to be proactive and let Christine know of issues of concern. If the HOA does not have an owner's email it will be mailed to them. Please complete it to be sure the HOA's information is up to date.

Ms. Robertson said she is a huge communicator and will do her best to stay in touch.

Mr. McNamara said we are required by law to be able to contact owners or their agents. We have a liability as an Association if we do not make reasonable efforts to ensure we are in communication with owners. We, thus, have a requirement for them to complete and return that annual survey, so please get the forms in.

Mr. Richwine said his Wi-Fi won't stay up longer than 5 minutes.

Mr. McMurtry said email him and let him know so he can get the information to Crumbacher. Let Christine know as well. It is helpful to us.

Mr. McNamara said based on the board's talk with them yesterday it will probably take a month or more. There should be improvements during the course of the month.

Mr. Gitomer asked if there is a map of the complete property that shows the centers for the Wi-Fi so owners can see where the work is to be done.

Mr. McNamara said Crumbacher has done a survey of the entire property. Each building has an antenna on the roof.

Mr. Simmons said we can ask Crumbacher for a site survey of where those items are.

Mr. Baldassaro said board members and Christine need someone to let them know a system is not working. Based on user feedback the Wi-Fi problems were identified and a solution had been presented. The Board approved the project to fix the problems using funds to complete that fix based on savings created by a revised HVAC system upgrade for the Clubhouse. He is asking owners to allow time to Crumbacher's fixes to be completed. If a problem continues, please let us know.

Ms. Robertson said we will get the plan.

Mr. McMurtry said units 2, 20 30, 33, 44 and 75 have tentatively been selected to have interior ether drops.

7. NEW BUSINESS

Mr. Overson said the HOA has been looking for ways for our community to engage in green items. Ms. Rogers has been looking into recycling. She met with the City Program Director and offered recommendations the board is considering. Board members noted that there are serious obstacles connected with the fact that most guests will not reliably separate recyclables from garbage, which drives up the expense of recycling to unmanageable levels. Board members consider it a desirable goal, however, and they will continue to look at options. Owners will be informed of where the recycle center is so they can drop off their recycling if they choose to.

8. OPEN SESSION OWNER COMMENTS

Ms. Griffo said it is important that someone does a walk around after dark. Path lights are out and some porch lights are out. Porch lights really help.

Mr. McMurtry said the HOA is taking steps toward converting all exterior lighting to LED fixtures as soon as funds allow.

Ms. Grokowski expressed thanks for the board's great work.

An owner said with Proscap he noticed a couple of stress fractures on the concrete, and he wanted to know what kind of warranty we have on that.

Mr. McNamara said we will have to check. If it is commercial grade the warranty would be 2 to 3 years.

President Swift said that should not be happening.

President Swift said the next item is the board election. Time was allowed for those who had not yet voted to do so.

9. BOARD ELECTION

Mr. Simmons said that 69.23% percent of voting allocations were in attendance. No write-in candidates were offered, and all votes were for incumbents Swift and Baldassaro. They will each commence new three-year terms.

Mr. Baldassaro said thank you for your vote of confidence. It is critical that owners bring to us anything they see that needs to be corrected, and that board members encourage that. He thanked owners for all the good feedback and dialogue today.

Ms. Nesselrode said she thinks we need to press that there is no parking on Kearny Ave. She continues to see homeless people sleeping in their cars up there.

Mr. Overson said the police have been called multiple times, and efforts to do persistent patrols up there will continue. He will also check on signs for that area.

Mr. Baldassaro suggested that Tom or Christine communicate the issue to the City. They have been very cooperative in protecting the community from all the activity of Zozobra.

10. NEXT MEETING

President Swift said the next annual meeting will be on May 4, 2019 at 10:00 am.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 12:15 pm.