

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
ANNUAL MEETING
FORT MARCY CLUBHOUSE
SATURDAY, MAY 4, 2019, 10:00 AM**

I. CALL TO ORDER

The annual meeting of the Fort Marcy Compound Condominium Association Board of Directors Meeting was called to order at 10:20 a.m. by President Judith Swift, on Saturday, May 4, 2019, 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

BOARD MEMBERS ABSENT

None

OTHERS PRESENT

Christine Robertson, General Manager, Ft. Marcy Compound
Jim Simmons, Vice President, Asset Management, All Seasons
Stenographer, Elizabeth Martin.

OWNERS PRESENT

Bob & Marge Schmit	Unit 7	Richard & Diane Heath	Unit 52
Lynne Bernstein & Silvio Eberhardt	Unit 10	Steve McMurtry	Unit 54
Stephanie Kelly	Unit 14	Georgia Nesslerode	Unit 55
Steven & Joyce Gitomer	Unit 18	Glenda Patterson	Unit 61
Larry Gray & Diane Edmondson	Unit 21	Lee & Phillis Walsh	Unit 73
Mimi Schade & Dennis Dugan	Unit 24	Carla McConnell	Unit 79
Pat Bowell	Unit 26	Laura Hankins	Unit 84
Ted & Emma McNamara	Unit 28	Alan & Harriet Bleiweiss	Unit 88
Connie Langston	Unit 36	Denise Jurgens	Unit 91
Christine Bolt	Unit 43	Lisa Wermeling	Unit 92

Bob Beck
Dorothy Rogers

Unit 46 Pam & Peter Baldassaro Unit 95
Unit 49

II. FINAL CALL FOR PROXIES TO DETERMINE A QUORUM

President Swift asked for all proxies and ballots to be turned in.

Mr. Simmons verified that proxies had been received from 65% of the voting power. Since 51% is necessary, a quorum exists.

The Board, owners, and staff introduced themselves.

III. APPROVAL OF 2018 ANNUAL MEETING MINUTES

MOTION: A motion was made by Mr. Walsh, seconded by Mr. Bleweiss, to approve the 2018 Annual Meeting minutes.

VOTE: The motion passed unanimously by voice vote.

IV. PRESIDENT'S REPORT

President Swift reported that as an owner since 2004 she has never seen the compound look better. Trees are in bloom and the compound looks is clean and orderly. Work is under way on stair rails, and converting brick sidewalks to concrete, where necessary. We need to install more gutters and we have flagged those. Last spring, the balcony balusters not within code were modified to meet standards. More owners are investing in landscaping. We continue to improve Wi-Fi connectivity and troubleshoot problems. The pool enclosure and deck repair are finished. Christine will send out the new door lock codes shortly. For now, owners and guests can enter by the side door and can exit both doors.

V. FINANCIAL REPORT

Ms. Jurgens reviewed the 2018 financial statements in the meeting packet and clarified the following:

- The Association owns units 99 and 100. FMCCA has two Agreements with ASRL. One to manage the property and one to lease the clubhouse and units 99 and 100. ASRL separately manages the condo-hotel operation

for most individual owners.

- The Reserve Study is available for review.
- The pool surface was redone to alleviate slipping hazards. This completes the pool project with all repairs, and renovations, paid in full
- Bids are being obtained to address cottonwoods leaning on a fence near some units
- Let Christine know if you have any issues with Wi-Fi access.

MOTION: A motion was made by Mr. Walsh, seconded by Mr. Gitomer, to approve the financial report.

VOTE: The motion passed unanimously by voice vote.

VI. MAINTENANCE REPORT

Ms. Robertson reviewed the maintenance report in the meeting packet. The following issues were discussed:

- HVAC units: The new Maintenance Manager is experienced in HVAC work and will be reviewing our systems and making recommendations. We are working on bulk repair bids for replacement of older HVAC units and water heaters. Owners will be informed about this.
- Trash pick-up, including pet poop: Needs owners' attention.
- Handicapped spaces: Owners should take pictures and report any vehicles that do not have a handicapped stickers and park in handicapped spaces.
- Laundry room: we are getting bids for tile and repainting.

VII. ASRL REPORT

Mr. Simmons introduced himself and noted that he is located in ASRL's Park City, Utah, office. He thanked Christine and her team for doing a

great job and the HOA for stepping up to do deferred maintenance. ASRL now has a portal to pay dues and a portal for rentals. He will put an article together for the next newsletter to give a report on rentals.

Ms. Robertson reported that the City did the traffic calming test during spring break, urged by Lisa Wermeling. Ms. Wermeling has written to the City to ask that it reconsider the timing and do the test when schools are in session.

Ms. Dorothy Rodgers, a homeowner, gave an overview of the new recycling project. Owners present thanked Dorothy and stated that this is a great addition.

VIII. OPEN SESSION/OWNERS COMMENTS

Comments and discussion were as follows:

- Some owners reported having difficulty navigating the Rental Pool owner reports they receive. Ms. Robertson said a revised format will commence soon, and will be clearer and more detailed.
- A question was raised about a handbook for new owners when each unit is purchased.

Addendum response: Based on advice from Lynn Krupnik, FMCCA's legal counsel, ASRL is responsible for providing and ensuring that association documents are made available when a unit is purchased. Jim Simmons assures the Board that ASRL is meeting all requirements for the resale of FMCCA units.

- Plastic furniture on porches and balconies?
Answer: the prohibition is still in effect.
- Discussion on the levels of furnishings.
- Discussion on pool hours.
- What information is intended to be on the HOA portal?
Answer: ASRL will send around an email with what is on the site.
Include unit drawings?
Answer: information is on the HOA website, including drawings.

- Owners praised efforts by Christine and her staff regarding rodent and ant control and her prompt attention to everything.
- Discussion on skylights and privacy walls.
- Reminder to homeowners: Include in the required application to the Board a sketch of any changes an owner is intending to make to the exterior of your unit. All structural or external changes require advance Board approval.
- Management will work on clarifications when sending out the notices to apply for Board positions.
- Pool venting and humidity was discussed. Ms. Robertson said she will check on that.

IX. BOARD ELECTION

Mr. Simmons reported that total voting rights represented in the election was 65.17% of the total ownership. Steve McMurtry and Denise Jurgens, being the only candidates, were re-elected to the Board.

X. NEXT ANNUAL MEETING May 2, 2020

XI. ADJOURNMENT

The homeowners applauded the Board and their good work.

There being no further business before the Board, the meeting adjourned at 12:05 pm.