

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
FORT MARCY CLUBHOUSE – SATURDAY, SEPTEMBER, 2019, 10:00 AM**

1. CALL TO ORDER

The meeting of the Fort Marcy Compound Condominium Association Board of Directors meeting was called to order at 10:00 am by Judith Swift, on Saturday, September 21, 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

OTHERS PRESENT

Christine Robertson, General Manager, Ft. Marcy Compound
Ricardo Gutierrez, Housekeeping Manager
Natalie Hamilton, Guest Care Services

HOMEOWNERS/RESIDENTS PRESENT

Pam Baldassaro, Unit 95	Ruvani DeSilva & Bernard Vella, Unit 48
Dorothy Rogers, Unit 49	Krena White, Unit 5
Pam Schmidt, Unit 82	Richard Heath, Unit 52
Emma McNamara, Unit 28	Georgia Nesselrode, Unit 55

**2. APPROVAL OF MINUTES
May 4, 2019**

MOTION A motion was made by Mr. Baldassaro, seconded by Mr. McMurtry, to approve the minutes, of the May 4th, 2019 Board of Directors meeting, as posted.

VOTE The motion passed unanimously by voice vote.

3. PRESIDENTS REPORT

President Swift reported that this quarter was a continuation of addressing safety issues: sidewalks, stairwells were repaired or replaced in order of importance; railings found to be unstable were repaired and/or added where needed. The stucco wall and stairwell near pool courtyard were also repaired and flagstones were placed in the courtyard area to improve drainage and footing. Please advise Christine if any additional items need be addressed.

Zozobra was celebrated without any incidents at FMCCA. The relationship we've developed with the Kiwanis Club has been beneficial to both parties. Fencing has been improved to deter encroachment, and enhanced security was in place during the celebration. Unsupervised teens staying on property were seen jumping from area near Unit #1 onto storage areas, so new coyote fencing will be installed in that area as a preventive measure. Owners on site during Zozobra are asked to notify Property Management if they notice any activity that could cause injury or damage to property.

A roof evaluation was performed throughout the compound, and preventive maintenance has begun, starting with roofs having the most problem. The pool and hot tub are now fully operational, and routine maintenance is being performed in the clubhouse.

4. TREASURERS REPORT

Ms. Jurgens reviewed the financial report and noted a surplus of approximately \$9,000. Efforts are underway to collect delinquent rent for one of the storage units, and penalties will be enforced, including placement of a lien if necessary. Reserve Funds investment options were discussed and will be evaluated.

MOTION A motion was made by Ms. Jurgens, seconded by Mr. McMurtry, to approve the October financials.

VOTE The motion passed unanimously by voice vote.

5. ASRL MANAGEMENT REPORT

Ms. Robertson went through a list of maintenance efforts that have been completed since May. These include:

- Deteriorated railings have been repaired, replaced, and/or painted (using quality paint designed to last longer), and some additional railings were installed
- Flooding in the courtyard area was addressed by building up the pathways, improving the drainage by adding gravel and flagstone, and while fixing trip hazards at the same time
- Replaced deteriorating headers over poches at Units 3 & 5
- Roofs were patched at Units 2, 8, & 7, and debris was removed from all roofs except Unit 12 (patching and removal will happen at same time). All troubled gutters were cleaned
- Fixed brick wall near Unit #8
- Added entry code to pool door, which will change periodically. Owners should check with front desk if code is not working
- Patched and painted stucco walls near Unit #2 and Unit 60
- Adjusted and secured curb stops in lot D
- Added or repaired main water shutoffs at clubhouse
- Painted the laundry room
- Disposed of outdated equipment or clutter in HOA storage
- Used leftover flagstones to repair pathway near Unit 60

- Replaced old “no smoking” signs with more attractive ones.

Ongoing Projects:

- Continuing roof repair and debris removal, patching & painting stucco exteriors as needed property-wide; sanding and painting railings throughout the property; painting of stucco wall and stairwell in courtyard area; brick repair.
- Requesting quotes for sidewalk repair.

Future:

- Stucco and sidewalk repair property-wide; concealing inactive irrigation outlets; installation of new curbs stops to replace deteriorating ones in Lot C; mitigating winter ice accumulation on pathways from Unit 30 to Unit 35.
- Installation of signs around Lot D to ban trucks from parking there. Contractors will be asked to unload their items and then park in Lots C or E. Notices will also go to all owners. The lot is too small and needs relief from crowding by large vehicles.

6. OLD BUSINESS

Mr. McMurtry reminds all owners that property declarations previously sent out MUST be completed and returned. Reminders will be sent out and all owners to have them completed and returned.

7. NEW BUSINESS

Mr. McMurtry noted that the current roofs are approximately 13 years old, which is beyond their expected life span. An evaluation of the need for bids for roof replacement, using present technology, is being worked.

Ms. Robertson stated that because of the critical nature of roof problems, owners must contact Ms. Robertson to authorize roof access if needed by contractors/vendors. Contractors who do access the roof will need to be escorted. Fines could be assessed if procedures are not followed.

Storage bins have been disallowed on porches of units, but owners were allowed extra time for them to be removed. The deadline for doing so is approaching, and notices to that effect will be sent to owners who still have storage units on their porches. Chairs and other outdoor furniture made of plastic are also not allowed on porches and balconies.

8. OPEN SESSION/OWNER COMMENTS

Ms. Rogers said she still has recycling bins and instructions if anyone would like to take part in individual recycling. Christine said she still has branded recycling direction signs available if anyone still needs them.

Mr. Vella asked about plans announced by ASRL to do away with the internal phone system in the rental units. Ms. Robertson explained that these are an ASRL item rather

than an HOA item. Since they are used less than 2% of the entire year a decision was made that the cost of retaining them is no longer justifiable. Owners are welcome to obtain their own phone service in rental units. Mr. McNamara added that the original phone system is obsolete, with no records regarding wiring, etc., and it would be impossible to resurrect it.

Pam Schmidt, Unit 82, added that her Wi-fi is still not good. Service fluctuates during regular hours. Christine will arrange a visit form Crumbacher, the Wi-Fi vendor.

9. NEXT MEETING

December 7, 2019 at 10:00am.

10. ADJOURN

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 11:35am.