

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION  
QUARTERLY MEETING  
FT. MARCY CLUBHOUSE  
SATURDAY, DECEMBER 7, 2019, 10:00 AM**

**1. CALL TO ORDER**

The meeting of the Fort Marcy Compound Condominium Association Annual Meeting was called to order at 10:04 am by Judith Swift, on Saturday, December 7, 2019, at the Fort Marcy Clubhouse, Santa Fe, New Mexico.

**BOARD MEMBERS PRESENT**

Judith Swift, President  
Ted McNamara, Vice President  
Peter Baldassaro, Secretary (via conference line)  
Denise Jurgens, Treasurer (via conference line)  
Steve McMurtry, Board Member

**BOARD MEMBERS ABSENT**

None

**OTHERS PRESENT**

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

**HOMEOWNERS/RESIDENTS PRESENT**

Bob & Marge Schmidt, Unit 7  
Diane & Richard Heath, Unit 52  
Emily Mockler-Wood, Unit 34  
Harris Smith, Unit 80 (via conference line)  
Colin Robertson, Unit 89 (via conference line)  
Carla McConnell, Unit 79 (via conference line)

**2. APPROVAL OF MINUTES  
September 21, 2019**

**MOTION** A motion was made by Mr. Baldassaro, seconded by Mr. McMurtry, to approve the minutes as posted.

**VOTE** The motion passed unanimously by voice vote.

### **3. PRESIDENTS REPORT**

Ms. Swift reported that after an extensive assessment it was determined that the roofs need a major overhaul with many layers to be removed. The Board met with one of the prospective roofing companies and had the opportunity to ask questions. We are proceeding with bid process. Also, the Board did a walkabout looking for areas needing improvement, including sidewalks, railings, safety issues, stucco repairs, etc.

Ms. Swift also mentioned one storage unit that is rented by a non-owner who has become chronically delinquent in payments. We have initiated the proper processes and have served notice that a sale of contents of the unit is scheduled for January.

### **4. TREASURERS REPORT**

Ms. Jurgens announced that the 2020 budget had gone out to all owners in error and was still being finalized. She is making a few adjustments but expects the approved budget to be posted to the owners' website soon. October Financials were \$18,000 favorable and are on track for year. A 3.2% dues increase, which parallel cost of living increases, is anticipated. Mr. McMurtry moved, seconded by Ms. Swift, that Treasurers report be approved. The report was approved.

### **5. ASRL MANAGEMENT REPORT**

Maintenance Report: Ms. Robertson went through the list of items that have been completed since the September HOA meeting.

Completed:

- Replaced the CAT 2000 chemical feeder for pool area and sent the old one out for repair, so it can be a backup (the repaired Cat is back in our possession)
- Completed as much patching and painting of exteriors as possible before snow; patched and painted many smaller stucco damaged areas throughout property
- Roofs needing most attention have been patched, but this is an ongoing effort
- Removed damaged tile in Laundry Room, sanded to remove many layers of old glue and painted & sealed
- Sanded & painted railings throughout property
- Added solar lighting in clubhouse area; replaced solar lighting in stairwell C & D Lots
- Gazebo repair
- Clubhouse painting of selected walls, doors and trim

- Foundation weatherproofing was repaired at #28 & #7
- Replaced shower valves in #99.

Ongoing:

- Brick repair property-wide
- Roof repair
- Exterior light replacement: pathways, storage area, porches.

Future:

- Roof repair/replacement
- Sidewalk repair property-wide; address pathway near Units 30 to 35 – slippery in winter (will keep well-salted in meantime)
- Stucco repair
- Painting & patching of exteriors
- Replace damaged corbels and headers, clubhouse and elsewhere as needed
- Sanding & painting railings through property
- Plumbing work in clubhouse.

Management Report:

We are obtaining bids for roof replacement; more information will be forthcoming once a bid has been approved.

Sign banning trucks from parking in Lot D are in production and will be posted soon. Owners may see maintenance trucks parked there, but not for extended time periods. This should help with congestion in this lot, and it will hopefully decrease damage to stucco wall and brick wall resulting from trucks hitting them. FMCCA incurs a cost every time this happens. This should also curb fender benders occurring in this lot as well. Contractors will be asked to unload their items and then park in Lots C or E. A notice will go out to all owners.

It was mentioned that there were discussions that Santa Fe Wine & Chile Fiesta which has historically been held at Santa Fe Opera will be moving in 2020 to Fort Marcy Park, where Zozobra is also held. This is a good opportunity for new exposure to the typically upscale attendees of Santa Fe Wine & Chile Fiesta.

Ms. Robertson mentioned an email received from Jeff Snodgrass. The email indicates that prices are nearing an all-time high (highest was in 2008 before the crash); but these prices, along with the fact there are NO units currently active on the market right now, shows that the economy is still growing, and continued strong, leadership, and a healthy HOA.

Brief discussion on the ASRL 2% contribution to the Reserve Fund equaling

approximately \$32,000.

**6. OLD BUSINESS**

No OLD BUSINESS was brought up.

**7. NEW BUSINESS**

No NEW BUSINESS was brought up.

**8. OPEN SESSION/OWNER COMMENTS**

Mr. Heath, Unit #52 asked if we could remind housekeeping to open and close fireplace flues after departures and before check-ins. Ricardo Gutierrez, Housekeeping Manager, agreed. Christine Robertson, ASRL General Manager, mentioned that the staff offers to help guests with the fireplace, and instructions placed by every fireplace and instruction come with a bundle of firewood purchase as well.

Mr. Colin Robertson, Unit #89, mentioned that overall landscaping looks good; however, he asked for increased landscaping in the courtyard area. Christine explained that much work had been performed in the courtyard area this summer which prevented irrigation use. Pathways were added which solved the flooded pathway issue and the stucco wall and stairwell were also replaced. We have spring plans to make the area more attractive and inviting.

Mr. Robertson of Unit 89 also noted that a small exercise room would be beneficial to the property, as most hotels have them.

**9. NEXT MEETING REMINDER**

February 8, 2020 at 10:00am  
May 2, 2020 at 10:00am  
September 12, 2020 at 10:00am  
November 14, 2020 at 10:00am

**10. ADJOURN**

**MOTION** A motion was made by Mr. McMurtry, seconded by Mr. McNamara, to adjourn the meeting.

**VOTE**The motion passed unanimously by voice vote.

There being no further business before the Board, the meeting adjourned at 10:40am.