

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
QUARTERLY MEETING – FORT MARCY CLUBHOUSE
SATURDAY, FEBRUARY 8, 2020, 10:00 AM**

1. CALL TO ORDER

The meeting of the Fort Marcy Compound Condominium Association Annual Meeting was called to order at 10:03 am by Judith Swift, on Saturday, February 8, 2020, at the Fort Marcy Clubhouse, Santa Fe, New Mexico.

BOARD MEMBERS PRESENT

Judith Swift, President, Unit 37
Ted McNamara, Vice President, Unit 28
Peter Baldassaro, Secretary (via conference line), Unit 95
Denise Jurgens, Treasurer (via conference line), Unit, 91
Steve McMurtry, Board Member, Unit 54

OTHERS PRESENT

Tom Overson, All Seasons Resort Lodging VP
Christine Robertson, General Manager, Fort Marcy Compound
Natalie Hamilton, Guest Care Manager, Fort Marcy Compound

HOMEOWNERS/RESIDENTS PRESENT

Bruce Underwood, Unit 17 (via conference line)
Dennis Dugan, Unit 24
Patrick Mockler-Wood, Unit 34
Carla McConnell, Unit 79 (via conference line)

2. APPROVAL OF MINUTES for the December 7, 2019 Board Meeting

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

VOTE The motion passed unanimously by voice vote.

3. TREASURERS REPORT

Ms. Jurgens announced that the 2019 Financials are complete and that we ended the year with a \$9,291.71 surplus. Ms. Jurgens expressed satisfaction that the delinquent accounts have been cleared, and she announced that only one condominium unit and one storage unit are currently delinquent. ASRL is working with the condominium owner and the storage unit renter to help them get up-to-date.

4. ASRL MANAGEMENT REPORT

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

Completed: A switch from ADT/Protection1 to TAS Security for alarm monitoring, which

took place in January. TAS discovered some issues with the existing equipment and will be back to address those items on February 26th & 27th. Christine will reach out to any non-rental owners that will be affected by access problems during those days. The switch will save the HOA approximately \$1000 per month, with improved customer service. ASRL techs escorted TAS to all units and checked all fire extinguishers to make sure they were up-to-date. Owner Carla McConnell had offered a helpful tip that Kidde had a recall. We contacted them and they sent us new fire extinguishers gratis and we returned the expired ones to them. They were very easy to work with. Peter Baldassaro thanked Carla for the hot tip! Judith Swift mentioned that there are stickers that note the location of extinguishers. She will send Christine the information.

Ongoing: Brick repair property-wide, roof repair, exterior light replacement: pathways, storage area (existing lights no longer available, replaced two with slightly brighter fixtures), porches and patios. Judith also mentioned we are migrating to LEDs as we replace exterior lighting.

Future: Pool & Hot tub will be closed February 10th & 11th for cleaning.

Roof Repair/Replacement: Bids are still in works, waiting on stucco bid portion. Expect to have more information over new few weeks.

Sidewalk repair property-wide, address pathway between Units 30 and 35 – slippery in winter (will keep well—salted in meantime).

Stucco Repair, Painting & patching of exteriors, replace damaged corbels and headers, clubhouse and throughout, sanding & painting railings through property, plumbing work in clubhouse.

Add Coyote Fencing above the storage units near Unit #1. During Zozobra kids were seen jumping onto the storage roofs from the gravel area above.

We added the new pathways in the pool courtyard and reworked the courtyard stucco wall over the summer. Hence, irrigation had to be turned off. Plans are to spruce up that area in 2020.

Management Report: We are obtaining bids for roof replacement. More information will be forthcoming once a bid has been approved.

Sign banning large trucks from parking in Lot D were posted and have been somewhat effective. We will be adding another sign at top of hill. Damage to stucco wall and brick wall resulted from trucks hitting them and we incur a cost every time this happens. Will look at other options to address this ongoing issue.

With regard to the Wifi system, the board approved adding EZ outlets to each building. The outlets automatically reboot the Wifi equipment if there is an outage. This will significantly decrease any down time. We will also be replacing an outdated server with a new unit that will back up the UniFi controller, Air Controller and pool lock database and also allow for entry tracking. This will also make everything more secure and manageable.

5. OLD BUSINESS

A sale was to take place on January 10th of contents of the storage unit that was long overdue on rent. However, the renter appeared and paid the past due balance just as the sale was about to start. He has now vacated the unit.

6. NEW BUSINESS

7. OPEN SESSION/OWNER COMMENTS

Dennis Dugan of Unit #24 mentioned that there are some dead trees in the arroyo. Christine said she would have Proscaper look into addressing this issue. Mr. Dugan thanked the board for the fine state of the HOA.

There was the discussion of the Courtyard area. Carla McConnell of #79 had suggested using leftover flagstone from the new pathways under the tables in the pool area courtyard. All in attendance agreed that was a good idea.

Patrick Mockler-Wood of Unit #34 mentioned that Santa Fe Wine & Chile Fiesta, which has historically been held at the Santa Fe Opera, will be moving in 2020 to Fort Marcy Park where Zozobra is also held. This should provide an opportunity for new business from the typically upscale attendees of Santa Fe Wine & Chile Fiesta.

Patrick also mentioned that he would like to see more no smoking signs. Tom Overson of ASRL stated they will look at changing the language to mention fire hazards. Christine will get an order for additional no smoking signs as well as the Lot D sign into production.

Mr. Baldassaro thanked ASRL for their hard work.

Ted McNamera Unit #28 asked how many storage units are available and what the cost is. Christine replied there are 4 available (none are garage-size). The cost is \$390 per quarter, billed quarterly.

8. NEXT MEETING REMINDER

Peter Baldassaro announced the next Quarterly & Annual meeting will be held May 2, 2020 at 10:00am in conjunction with the Annual Owners' Meeting.

9. MOTION TO ADJOURN

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 10:35am.