



FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION

Fort Marcy Quarterly Board of Directors Meeting Saturday, September 12, 2020 9:00 AM (MT)

Attendees

Board members – Judith Swift, Peter Baldassaro, Ted McNamara, Denise Jurgens, Steve McMurtry

Homeowners – Bruce Underwood, Richard Heath, Georgia Nesselrode, Glenda Patterson, Carla McConnell, Elaine Williams, Harriet & Alan Bleiweiss, Bill Richwine, Dennis Dugan, Silvio Eberhardt, Pat Bowell, Larry Gray & Dianne Edmonson (sp), Beverly Lovelace, Rob Fryer, Kerry Lee, Andy Robinson

Property Management – All Seasons HOA Management: Christine Robertson, Nicole Chastain

Christine Robertson welcomed the attendees of the virtual meeting and completed roll call.

Call to Order:

Judith Swift called the meeting to order.

Treasurer's Report – Denise Jurgens

YTD/Financial Statements

Income & Expenses

Income, through July 31, 2020, is \$424,844 dollars, which is \$5,562 under budget. Total expenses are \$384,545 vs. a budget of \$428,808; which is under budget \$44,263.

As of July 31, 2020 the financials reflect a surplus of \$40,299 vs. a projected budget surplus of \$1,598; resulting in, a favorable surplus of \$38,702. Denise reiterated that a number of

projects will be started/worked on, especially in the maintenance areas, which may impact the any potential surplus for the remainder of the fiscal year.

Delinquent Assessments

There are four units, (three owners- one owner owns two units) who are two assessments delinquent. Two of the owners have allowed ASRL to begin off-setting net-rental income and applying it against their dues. The third person (who owns two units) has been unwilling to do the same; the board consulted with an attorney on 9/11/2020 to explore other options.

Four additional owners are one assessment behind. ASRL's Property Management team is working on these and monitoring more diligently to ensure Proper notice and fines are in place.

Management Report – Christine Robertson

Maintenance Report

Most property-wide painting has been completed.

Clubhouse maintenance was completed , including repair of beams, corbels and benches.

A large tree was removed that was causing a crack in a stucco wall near unit 81.

A river-rock erosion channel was added in the arroyo coming down from unit 75 to 85.

Coyote fencing was added near unit 1 going onto the storage roofs, as a safety issue.

The property-wide stucco repair has begun near parking lot E and C and will continue.

Exterior light replacement (with LEDs) on pathways, storage areas, and porches continue.

Groundwork on river-rock and gravel throughout the property is ongoing.

The season started with an influx of mice. Pest control efforts are ongoing.

Ants have been an issue this year and affected units are being sprayed and TERRO staked.

Property-wide painting of steps and railings is in progress.

Brick walkway repair and coyote fence repair continues, as necessary.

Parking lot striping, stucco repair, and sanding/painting of the railings will continue.

Roof repair and replacement will be discussed under New Business.

Owner Questions on Maintenance Report

1. Owner asked if the units experiencing ant problems were a result of moisture?
Robertson said there have been repeat issues and she will look into this.

State of NM COVID-19 Status & Santa Fe News

Hotels are open at 75% occupancy. The general quarantine for New Mexico has been modified. Guests from Texas and Arizona are required to quarantine 14 days or duration of a stay. Visitors and owners should check the state of New Mexico website for state rules and regulations which change frequently.

Restaurants are allowed 25% occupancy indoors and 75% outdoors with mask. They take temperatures and do contact-tracing. Retail stores, museums are open with restrictions.

Ski Santa Fe is awaiting permission to open in the next few weeks.

Christine and Ricardo completed a required state class to allow FMCCA to be open at 75% occupancy. We would have been allowed to be open 50%.

All Seasons Resort Lodging COVID-19 Practices

- *Upon arrival in morning, staff completes daily health screening including: no-contact temperature screening and health questions.*
- *Special CDC-recommended cleaning supplies are used. After unit is cleaned, housekeeping inspector sanitizes unit with chemical, and completes second clean of high-touch spaces.*
- *Staff wears facemasks. Housekeepers and maintenance wear gloves and booties when entering occupied units (staff only enters on request).*
- *Acrylic shields are installed at the front desk stations.*
- *Remote check-ins are an option. Reservations are spaced with 24-hours between stays.*
- *Clubhouse and common areas (including bathrooms, entries, laundry room, etc.) are cleaned several times per day.*

Hand sanitizer is available throughout property. Unit cleanliness checklists are left in units for accountability purposes.

COVID-19 symptom cards are in check-in materials with contact and list of symptoms.

- *Signs are posted at the clubhouse that access is not permitted without a mask.*
- *Masks are available at the front desk; guests without mask get one at front desk*

THE FORT MARCY POOL AND HOT TUB ARE STILL CLOSED BY STATE MANDATE.

Zozobra was a success. FMCCA had our security on property, but there was also a heavy police presence which really helped. There was minimal disruption from intruders; management was pleasantly surprised. Televised programs may be available on YouTube

Movie crews are on property: Roswell, Season 3, and The Covenant.

Fort Marcy Recreation Center is closed for all activities except lap swimming. Genoveva Chavez Community Center is open.

Mail Cluster Box & Storage Unit

- Two boxes in cluster box (\$200/year), and two storage units available (\$390/quarter). Contact Christine if interested.

- Code for compactor in lot E is 6342. Contact Christine with any questions.
- Recycling half of a mile away at Fort Marcy Recycling Center is closed. Management has been referring people to Buckman Recycling Center, which is open daily.

Review of HOA Portal

This information, including contact information for ASHM, was included as an attachment in the board meeting packet sent to owners.

Old Business- Christine Robertson

Reserve Study

The reserve study has been posted to the website.

New Business

Roof Replacement Update – Ted McNamara

The roofs were damaged in a hailstorm and after examination the roofer recommended we file claim with State Farm for repairs. The Board hired an expert to assist with a claim. In May, a \$3.1 million claim was filed. State Farm recognized the claim and offered a \$75,000 settlement. Roofs and HVAC units were damaged and are owned by owners, not FMCCA. The Board will keep owners updated at Board meetings and will notify owners regarding the settlement, once it is reached so that owners can decide about their HVACs.

Owner question regarding roofing replacement

1. What about possibility of a bulk price for replacement through an HVAC vendor?
McNamara confirmed this idea is on hold.

Owner Survey Update – Steve McMurtry

Steve pointed out that all owners should have received their annual owner survey from Gina Covino. It contains current owner contact information, declared use of the unit, insurance information, and emergency contact information for insurer. If this is inaccurate, please reply with updated information. **We need all owners to complete this form annually, per New Mexico State Law.**

Santa Fe Real Estate Market Update – Judith Swift

Jeff Snodgrass (local realtor) sent over a real estate market update. It is available to anyone interested. Over a period beginning in 2013 to present (9/12/20):

- The average price per square foot has increased from \$233/sf to an all-time high of \$361/sf. Santa Fe has become very popular with people seeking a safe place to escape from COVID-19.

- In the past, it took an average of six months for a unit to sell; it is now averaging 12 days.
- Fort Marcy is favorably priced compared to other properties with more amenities.

Open Session/Owner Comments

1. Electric grills - Questioned about electric grills, Ted pointed out the strictness of city and county regulations regarding open flames, or anything that may produce an open flame. Periodically, the city and/or county forbids any open flames, or anything that would produce an open flame on public property. It is Fort Marcy policy to follow the city and county. We also have a rule which in effect for 20+ years prohibiting anything that has an open flame or an element of it that could produce an open flame to be used outside a unit.

The board has discussed this and unanimously decided that this prohibition should remain. The board believes it is their fiduciary responsibility to continue to prohibit any grill or open flame, or any instrument that could produce an open flame. The owner, after further discussion, thanked the board and accepted the ruling, and simply reiterated he was seeking clarification. He respectfully agreed to the board's consensus.

2. Linen (bedding) change email from ASRL – An owner brought up an email a few months ago by ASRL regarding bedding changes and requested an update.

Christine Robertson noted that to change out bedding immediately, ASRL suggested that bedding in the rental program be washable. Owners have dry-cleaned their bedding in the past. Tom Overson stated that if ASRL owners want to get their owner washable bedding, that is fine. ASRL hasn't pushed it, as COVID-19 practices currently allow at least 24 hours between reservations which gives enough time.

Owners have gradually been transitioning to washable comforters, whether they provide it, or it is provided by ASRL. Christine reiterated this full transition will be happening sooner or later, because as occupancy increases, this will need taken care of.

Judith Swift noted she opted to not go with the more contemporary look (provided by ASRL) as her condo is decorated in a Santa-Fe style. She was able to find southwestern-style washable bedding on Amazon at a very reasonable rate.

3. Carla McConnell congratulated Christine on her work and attention to detail. She noted a proliferation of irrigation timers that connect into hose bibs. She has two questions: has the board policy on irrigation changed and are the screw-in units posing a danger by eliminating the protection provided by backflow preventers (the danger is there is possibly a backflow of water that has left the potable water system, back into the potable water system), which is a liability for the association.

She suggests that if the board feels there are owners who wish to irrigate (and it is acceptable by the board), that the board requires a real underground system, with a backflow preventer, to be installed at the owners' expense.

The Board noted that any irrigation system (whether underground or over-ground) must be approved by the board. The application must also show that a backflow preventer will be installed. All plans must be approved by the board prior to installation. Any owner who installs an irrigation system without a backflow preventer will be responsible for any damages that result.

Christine noted that management would survey the property and check it out.

Next Meeting/Adjournment

Judith Swift reminded the group that the next meeting will be Saturday, November 14th, at 10:00 AM (MT).

The next annual meeting will be May 1st, 2021.

The meeting was adjourned with all in favor.