



## **FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION**

### **Fort Marcy Annual Meeting 2020**

Sat, May 2, 2020 10:00 AM (MDT)

#### **Attendees**

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

**Homeowners** – Harris & Linda Smith, Glenda Peterson, John Harvey, Mark and Linda Williams, Bruce Underwood, Steven Gitomer, Harriet & Alan Bleiweiss, Bruce Shackelford, Andy Robinson, Irving Bigio, Silvio Eberhardt, Carla McConnell, Celia Jones, Bob Jones, Emma McNamara, Beverly Lovelace, Wallace Bettes, Jo Sauve, Shella Walth, Lisa Wermling, Richard Heath, Georgia Nesselrode, Pat Bowell, Bill Richwine, Julie Chuang, Mr. Vogel

**Property Managers** – All Seasons HOA Management – Christine Robertson, Jim Simmons

Jim Simmons started the virtual meeting with an overview of how the meeting will be conducted with the Association board members conducting required business prior to the annual meeting and homeowner participation during the open comment section at the end of the meeting. A roll call of all owners participating by web conference or conference line was established.

Judith Swift called the meeting to order at 10:09am.

Jim Simmons established quorum with excess of 62% of the homeowners attending the web conference or by proxy.

The May 4, 2019 meeting minutes were distributed prior to the meeting for review. Steve McMurtry made a motion to approve the minutes as distributed. Seconded by Denise Jurgens. The minutes were unanimously approved as presented.

#### **President Report**

Judith Swift provided a President's report. Ongoing maintenance functions continue, as

does repair and replacement of stairwell railings and replacement of walkway bricks with concrete when possible. Common area lights are being replaced with LED lighting. Parking lots were patched and curbs and handicap stalls were painted. Stucco repairs were completed, along with a major clean-out of the arroyo, mitigation of scale on trees, and roof patching. Judith commended James Robertson with All Seasons for his valuable and cost-effective roof repairs. The coronavirus created some unanticipated costs associated with close down and related actions for addressing the property going offline and being cleaned and sanitized to be in compliance.

### **Treasurers Report**

Denise Jurgens provided a Treasurers update, first reviewing the 2019 results that had a \$9,291 surplus in income. Those funds will be transferred to the capital reserve to avoid tax implications. In 2020, year to date, the income line is under budget primarily due to the All Seasons contribution that is tied to a percentage of lodging revenues for units in their rental program. Due to the pandemic, revenues are expected to be lower than anticipated, though for the first quarter income of \$179,788 exceeded the expected amount of \$178,844. Interest income from the reserve fund accounts for the variance. All Seasons helped the HOA board establish a managed account with Wells Fargo with a very secure investment portfolio that is FDIC insured. Through the first quarter, total expenses are \$157,187 to a budget of \$184,558. The board was asked by a couple of owners for consideration of reducing dues based on the pandemic. The forecasted expenses are anticipated to drop by around \$5,000 due to the lower occupancy at the property, but ongoing expenses to manage the HOA functions are generally expected to continue to be flat to the budgeted amounts. Therefore, the board has decided to leave dues were they are this year and possibly consider reducing them in 2021 if numbers significantly change.

### **ASRL Management Report**

Christine Robertson provided a property and community update related to the COVID-19 impacts. Restrictions are beginning to be removed in New Mexico. Markets and pharmacies are open. Restaurants have take-out options and delivery. Staff onsite are wearing masks and do a brief daily health screening of each employee to check for symptoms of the virus. They also use CDC approved cleaning products on the common areas of the property. Property walks occur every day and evening to confirm the property is secure. Christine requested additional drive by property inspections by the Santa Fe police department. Unit fire alarm systems have been inspected and working properly. A recent water line break had the community water service offline for a day. Repairs are now complete. Landscape work is underway to clean the arroyo and remove scale from the trees. Plumbing work was completed in the clubhouse for aging piping. Patching and painting of the building exteriors is underway. Some work may require that workers get on to the unit balconies. Christine is attempting to contact unit owners as needed. Brick and cement work is ongoing, as is replacing damaged corbels and headers, painting step edges, and adding more coyote fencing in some areas.

### **Storage Units**

Denise Jurgens provided an update on the status of the property storage units. One unit discussed at the previous years meeting became delinquent and the items stored were ready to be placed for sale when the owner did end up bringing the account current. Another unit is in a similar situation this year. All Seasons is working with the storage

renter to bring the account current.

### **Common Services Update**

Steve McMurtry provided an update on the association Internet service upgrades for the system that helps restore lost WIFI signals and server system to assign unique access codes to help track use of the network. The upgrades are anticipated to help in speed of the network. Reported problems have become less frequent and areas where signal strength has been low have been addressed. If owners experience any service issues, please contact Christine to investigate further. Steve also commented on the lighting upgrades in the common areas of the property. Replacement of old lighting with new, more efficient version will continue.

### **Owner Surveys**

The Association is required to provide an annual owner survey that helps monitor how unit owners use their units. Steve McMurtry will work with Jim Simmons to get that survey out in the coming months. Likely with an online survey to each unit owner.

### **Roof Updates**

Ted McNamara updated ongoing roofing issues at Fort Marcy. Ted again commended James Robertson with All Seasons for his work reviewing the roofs and identifying previously unknown problems. Damage to the roofs from hail in 2019 is being addressed. The association identified a contractor to assist in evaluating the damage and filing a claim with the HOA insurance carrier. The research done by the contractor covered several months and was extensive. The report provided to us was submitted on May 1 as a major part of FMCCA's claim to State Farm. The report details damage to the roofs, canals, windows, stucco, HVACs and skylights of all buildings. Claiming over \$3,000,000 in damages. State Farm has not yet responded in detail and this stage may take some time. All work is going to bid. The contractor will receive a fee of 10% of the amount received and the repairs and legal fees will be paid with the other 90%.

### **Owner Comments/Open Session**

#### **Question: Will the add-on on component for the reserve fund be removed based on COVID-19 and is the funding necessary?**

Denise explained that the capital plan has a required funding plan that is driven by an independent reserve study analysis. The funding schedule allocates an annual contribution for those future projects to help avoid a special assessment when the project is due. The recommended range for a "healthy" reserve is around the 30% funding level. At present, the reserve is approximately 25% fully funded, which is considered to be the acceptable. Ted McNamara reminded owners that strong reserve funding is an important asset for homeowners, especially if the property is under review for a sale.

#### **Question: Based on the pandemic, will the board work with homeowners that may need some extra assistance or leniency on dues collections and late fees.**

Denise explained that yes, the board plans to work with homeowners individually as needed to devise a payment plan if those unable to make payments on the regular schedule.

**Question: Will the summer Santa Fe special events be canceled due to Corona virus.**

Christine noted that no specific cancellations have been announced. Ted received a notice that the Santa Fe Opera is selling tickets and hoping to hold the performances that are scheduled to start on July 1<sup>st</sup>.

**Question: Can the reserve study be added to the website?**

Denise verified that yes, the reserve study can be added to the web page hosted by All Seasons HOA Management. Link to the site:

<https://www.allseasonsresortlodging.com/hoa/fort-marcy-hotel-suites/>

**Question: Can bike racks be added in the community?**

Ted McNamara mentioned the board had previously discussed that question. The use of bikes on Fort Marcy property is prohibited, but perhaps a space might be able to be identified for storage. The board will discuss further and owners may be surveyed too to determine interest.

**Question: Can BBQ grills be used at Fort Marcy?**

No, the City of Santa Fe prohibits open flames. The use of grills is prohibited in the rules and regulations.

**Question: Would the HOA consider adding any workout facilities onsite?**

Judith Swift responded that due to liability risk and costs the board has not looked to add any workout facilities. She mentioned that there are local facilities available to renter and owners for a modest fee a few blocks away at Ft. Marcy Park off Bishop's Lodge Road.

## **Board Election**

Jim Simmons ,explained that there was some confusion related to a write-in candidate on the proxy. That line on the form was unnecessary given that there were sufficient nominations received by the deadline. Ted McNamara was the only nomination received. The proxy/ballot results showed that Ted was elected to another 3-year term on the board.

## **Next Meetings**

Next Quarterly Meeting: September 12, 2020, 10:00am, Fort Marcy Clubhouse Board Room

Next Annual Meeting will be on May 1, 2021

The meeting was adjourned at 11:46am.