



**Fort Marcy Compound Condominium Association  
Quarterly Meeting Minutes  
Saturday December 4th, 2021**

Minutes of the FMCCA Homeowners Association, Santa Fe, New Mexico, was held live via a Zoom Conference call starting at 11:00am.

**I. CALL TO ORDER**

Board member Steve McMurtry called the meeting to order at 11:01am.

**II. ROLL CALL OF OFFICERS**

Roll call of officers at 11:03 p.m.

**Board Members Present:** Steve McMurtry unit 54, Ted McNamara unit 28, Peter Baldassaro 95, Denise Jurgens unit 91, Judith Swift unit 37

**ASHM Present:** Tom Overson, Ricardo Gutierrez

Absent: Jim Simmons and Mike Howe – Both joined approximately 20 minutes after the meeting was called to order. Both had a conflict with another HOA meeting in Park City.

**Homeowners Present:** Carla McConnell unit 79, Georgia Nesselrode unit 55, Glenda Patterson unit 61, Andy Darrow, Pat Howell, Bruce Underwood unit 17, Mark Williams unit 1, Dennis Dugan unit 24, Victor Corpuz unit 7, Silvio Eberhardt unit 10, Andrew Robinson unit 73, Anne Schuind unit 13, Sabrina Bonney unit 69, Kerry Lee unit 47, Beverly Lovelace unit 70, Harris Smith unit 80,

**III. APPROVAL OF THE MEETING MINUTES**

Requested motion by Peter Baldassaro to approve, motioned by Denise Jurgens, 2<sup>nd</sup> by Ted McNamara to approve the meeting minutes of September 18<sup>th</sup>. Motion carried unanimously.

**IV. PRESIDENT'S REPORT – Steve McMurtry**

Steve gave the report as follows:

- A. Mentioned that we have insurance bid from a provider other than State Farm that the board will review for the master association policy.
- B. Received feedback from some owners regarding the dues increase. The board understands this can be difficult and the board does not take it lightly, and does not like having to do it, but inflation and labor shortages driving costs increases.
- C. Discussed the difficulty in obtaining three bids for some larger projects at the property due to the pandemic and labor shortages.

**V. TREASURER'S REPORT – Denise Jurgens**

Denise gave the report as follows:

- A. Ending October 2021. Total income / revenues are \$613,384.86 to a budget of \$594,495.10. The association is \$18,889.76 over budget. The majority of the overage is income paid to the association from All Seasons Resort Lodging.
- B. Ending October 2021. Total Expenses are \$586,412.12 to a budget of \$582,578.93. the association is overbudget by a variance of \$3,833.19.
- C. 2022 Budget: Still working on the budget. At this point we are at the following:
  - a. Total Revenue / Dues: \$693,214.
  - b. Other Revenue: \$61,153.
  - c. Total Income: \$754,367.
  - d. Total Expenses: \$754,367
  - e. This will be evaluated closely due to inflation currently at 7%
    - D. Once the 2022 Budget is finalized a copy will be sent to the home owners.
- E. ***Denise Jurgens motioned to approve the 2022 Budget as presented; Ted McNamara seconded the motion. The motion carried unanimously.***
- F. Delinquent Owners: ASRL has cut down the number of delinquent owner and only have one owner that is past 90 days.

**VI. MANAGERS REPORT - Tom Overson**

Tom Overson gave the report as follows:

- A. Stucco Repair – Several smaller projects have been completed. Two bids were received for some larger stucco projects and we waiting for a third to present all of them to the BOD.
- B. Guest Parking Lots: We have received three bids for repair and preventive maintenance for all the parking lots. Parking lot A behind the clubhouse will need to be replaced. Other parking lots at this time require that some cracks be filled an a top coat.
- C. Storage Units: The new locking mechanisms for the storage unit doors is proceeding. We have had zero break ins since we began the process of replacing new locks. Also the camera system was updated and re-aligned in that area.
- D. Additional signage has been placed throughout the property regarding using caution during the winter seasons to prevent falls, and restricting access to the storage unit roofs.
- E. Wildfire Mitigation: Proscape was hired to clear the arroyo of debris and dead trees.
- F. Concrete Porches: We are in the process of repairing several concrete porches throughout the property.
- G. Coyote fencing and signage was placed above the storage units to restrict access to the roofs.
- H. Safety and Security: A joint letter, with Alma Compound was sent to city leaders in an attempt to meet and assist with issues we have been experiencing along Kearney and the Cross of the Martyrs Park.

**VII. OLD BUSINESS – Ted McNamara**

Ted McNamara gave the report as follows:

- A. Roof Update – Ted McNamara updated the ownership on the status of the on-going litigation with State Farm over the roof system hail damage.

- a. Lawsuit has been filed in State Court and now has been transfer to the Federal Court.
- b. It is now currently on the docket and the court has set dates for the process
- c. Estimated trial date in early June of 2022
- d. Nothing out of the normal has come up and case is moving along.
- e. The board has not incurred any expense for the filing of this suit.
- f. The final settlement would cover the attorney's fees (25%) and for the technicians to evaluate the property (10%).

**VIII. LANDSCAPE COMMITTEE UPDATE – Carla McConnell**

- A. Committee consists of Ricardo, Tom, Judith, Carla and Georgia
- B. New "Coyote Fencing" has been placed around the property and looks much better.
- C. Carla and the Board is encouraging owners who have not improved their limited common area to consider upgrading the landscaping.
- D. Several owners were provided with bids to improve their areas by Proscap and several owners have done improvements; Unit 50, Unit 92, Unit 56, Unit 72 and 71 are all in the process of getting upgrades
- E. Next landscape meeting is January 11<sup>th</sup>, 2022 at 9:30am via Zoom.

**IX. NEW BUSINESS**

- A. No new business was discussed

**X. OPEN SESSION / OWNER COMMENTS**

- A. Pool and Hot Tub: Several owners requested that the pool hours be extended. The BOD asked that ASRL provide a bid on the amount of costs associated with keeping the pool open longer. ASRL will review the matter and provide an estimate of the additional administrative expense to extend the pool hours of operation, and advise the Board. Any change to the hours will be based on the BOD approval.
- B. COVID Restrictions: Owner asked if there were any restrictions at this time for the pool area. Much like any restaurants in the State of New Mexico, owner and guests must wear a mask when entering a public space and can remove mask when seated. Similarly masks can be removed when in the pool or hot tub.
- C. Dues Increase: Owner wanted to know what improvements would take place with the increase. Denise stated that the increase is due to an increase of overall costs. The dues increase would cover the increase in costs.
- D. Landscape Debris: An owner requested additional landscape maintenance near their unit. Ricardo will be reaching out to this owner and addressing needs and will notify Proscap to review the area as well.

**XI. NEXT MEETING DATE / ADJOURNMENT**

The next monthly Board meeting is scheduled Saturday February 5th at 10:00am.

The board meeting adjourned with all in favor.