



Fort Marcy Compound Condominium Association
Quarterly Meeting Minutes
Saturday February 5th, 2022

Minutes of the FMCCA Homeowners Association, Santa Fe, New Mexico, was held live via Go To Meeting Conference call starting at 10:00am Mountain Time.

I. CALL TO ORDER

Board member Steve McMurtry called the meeting to order at 11:02am.

II. ROLL CALL OF OFFICERS

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

Board Members Present: Steve McMurtry, Ted McNamara, Peter Baldassarro, Denise Jurgens, Judith Swift

All Seasons Home Management Present: Tom Overson, Ricardo Gutierrez, Jim Simmons

Homeowners Present: Carla McConnell, Georgia Nesselrode, Glenda Patterson, Pat Bowell, Ken Vogel, Elaine Williams, Dennis Dugan, Victor Corpuz, Andy Robinson, Anne Schuind, Andy Darrow, Sabrina Bonney, Kerry Lee, Beverly Lovelace, Russ Scanlon, Emma McNamara, Jason Vogel, Theona Osborn, Diane Ross

III. APPROVAL OF THE MEETING MINUTES

Judith Swift made a motion to approve December 4th, 2021 meeting minutes, seconded by Ted McNamara. Motion carried unanimously.

IV. PRESIDENT'S REPORT – Steve McMurtry

Steve gave the report as follows:

- A. Ted to report on the lawsuit regarding the building roofs.
- B. The HOA is looking in to proposed repairs for stucco work on the building as well as asphalt repairs in the various parking lots. Stucco work is not anticipated in the budget until 2023, though some minor repairs will be handled.
- C. The HOA board learned about a potential radon issue raised in the purchase of one of the Fort Marcy units in the last few months. The issue may potentially exist in some units and not others. Information sources on HOAs and radon accessed by Steve and reviewed by board members indicate that each homeowner is responsible for testing and mitigating any related risks.
- D. The Landscape Committee has worked diligently to assess and make recommendations on various improvements in the Fort Marcy community with the desire to improve the property and reduce irrigation costs where possible.

V. TREASURER'S REPORT – Denise Jurgens

Denise gave the report as follows:

- A. Budget vs. Actual for 2021. Total income / revenues are \$726,370 to a budget of \$700,961. The association is \$25,409 over budget income. The majority of the overage is income paid to the association from All Seasons Resort Lodging that was greater than anticipated.
- B. Total Expenses are \$702,952 to a budget of \$700,961. the association is over budget by a variance of \$1,991. Ended the year with surplus income \$23,418
- C. The balance sheet as of December 31, 2021 . Total current assets are \$1,465,000 of which \$1.456 M is in cash. \$1,279,435 of the cash is the capital reserve fund.
- D. Denise commented that the reserve funds are invested in conservative laddered certificates of deposit and money market accounts to capture some interest while held.
- E. The 2022 operating budget has been circulated to all homeowners as approved by the board in December 2021.
- F. Denise suggested that all homeowners take advantage of the HOA portal to pay dues as an efficient way to move payments from the owner's bank accounts directly in to the HOA operating account.

VI. MANAGERS REPORT - Tom Overson

Tom Overson gave the report as follows:

- A. Landscape work – several trees have been removed as part of the landscape plan. Some units are working with ProScape to do landscape upgrades adjacent to their units. Tom shared a list of suggested plant and trees as provided by Landscaping Committee member Carla McConnell. Carla helped review the list and noted that it includes a nice variety of choices that should thrive at the property. Carla thanked Georgia Nesselrode, Judith Swift, Tom Overson and Ricardo Guetteriz for help in working on a landscape plan. The intent is to have a good resource to help beautify Fort Marcy. Carla has additional resources for homeowners who are interested.
- B. Spring Projects - Property management is looking to add more Coyote fencing by Unit 28 and the adjacent parking lot, in addition to fencing by Units 60-74 and 90. There are areas throughout the community that have irrigation lines no longer needed that will be removed. The clubhouse parking lot will be resurfaced in the Spring.
- C. Night property walks: Ricardo is walked the property in the evenings and has identified some areas needing improved lighting to be addressed by the HOA.
- D. The storage unit lock upgrades seem to have been effective. No reported break-ins since the suggested upgrades have been implemented.
- E. Michael Jensen has been promoted to Maintenance Manager at the property.

VII. OLD BUSINESS – Ted McNamara

Ted McNamara gave the report as follows:

Roof Repair Update – Ted McNamara updated the ownership on the on-going lawsuit over hailstorm damages. Roof repairs are continuing routinely. The suit with State Farm is moving forward slowly and is still in the discovery phase. Thus far, there are no additional costs for this action. The attorney and engineer's fees are based on a percentage of any settlement.

VIII. NEW BUSINESS

- A. Owners will receive nomination forms in March for the board election in May.

- B. Steve noted that a question had been raised about the travel allowance received by board members, and whether it should be altered due to the pandemic. The board is reviewing the allowance for any potential changes.

IX. OPEN SESSION / OWNER COMMENTS

- A. Trees in the parking lots. Dennis Dugan suggested that the Landscape Committee consider adding trees in the parking lot areas to help provide some shade and cool down those areas.
- B. There was discussion regarding the use of less or non-corrosive fasteners for the stair rails.
- C. Denise answered a question regard how the reserve funds are managed. Merrill Lynch provides the management services.

X. NEXT MEETING DATE / ADJOURNMENT

The next meeting will be the annual meeting scheduled for Saturday May 14, 2022 at 10:00am.

The board meeting adjourned with all in favor.