

## Minutes

August 2, 2025

14:05 Craig called meeting to order

1<sup>st</sup> Item on Agenda – Review minutes and approve

Tim McIntyre – Moved to approve minutes

Ruth Bora -2<sup>nd</sup> to approve

Moved to approve – minutes approved

2nd Item on Agenda –

Saturday, January 17, 10:00 – 11:30

and August 2:00 – 3:30

Concern about minutes not being posted until right before meeting...

Victor Rodriguez – running for sheriff

Auto – biography

Worked for 25 years, for Chief for T or C...

Running as a Republican,

Dispatch Center a mess, working on that.

Mental Health or Drug problems...there to help people. Married 25 years...kids, grandkids...

45 years old, writes tickets, unifier, likes to work, "Sheriff for everyone," president of his HOA, ward for detention center, serve in District 4, "...a community person," article in Sign Post about me, "...refused to allow police officers to violate people's rights. "I'm a cop's, cop." "I've been through it," loves his community. Rio Rancho Northern Meadows,

Question: Sheriff's office is understaffed, some get signing bonuses and have to sign a contract, person I addressed this with is running for County Commissioner, people won't leave..."

Answer: Civil Rights Act in NM, nobody wants to be a cop, I have no problem holding (someone) accountable. Holds the organization not the actor accountable. You don't help people by suing and breaking community services. Everything in LE is "don't be a cop, because you'll get sued." NM has thrown money at the problem. Just competing against one another. It's keeping the cops in the system but not generating any. Folks that may not want to be a cop...can get people who are civilians to handle things police are not needed for.

Our situation in this county, regardless of who...

Answer: "Restructure and resources. Why do we have Sgt's and Lts sitting around in offices? What services do I get from Sandoval County? County Assessor office forgot to assess some houses. In NM, Indian Law and non-Indian law.

Communities are vulnerable to non-Indian crime. If you county commission them, you can give them jurisdiction.

What does county commission mean?

You have to be commissioned by a jurisdiction you are working in, by Sheriff or by State police.

Craig; Victor can be reached by email, FB....etc..

We are open to any candidate who wants to come in, and give them time.

We have a treasurer, Linda is on-board.

Encountered challenges with our website, etc. Just ported over, with another version.

At the last meeting, insurance policy did not want to renew us. We're not a good a good risk. \$2700.00 versus \$700.00 a year. We need a chair to look at insurance policies. We are not covered at this point.

HOA 1,2,3 – Stan Cravets – entrance work.

Gentleman taken it upon himself to clean up – Al Jones, we need to thank him. He's in front HOA.

Camille volunteered to be on Architecture Committee, we will keep her in reserve.

Covenants related to modular homes and trailer, etc. Reasonable response covered in all 4 covenants. If they are under covenants they can't be permanent. We need to run that past a lawyer. We wouldn't approve the plans, because they don't follow covenants and can be sued.

Mike Niece – Craig's recommendation, "That's where we're at now..." Modifications would be difficult. ¾ members have to agree. Amend our covenants in Unit 7, not for Ranchos de Placitas. Is it one owner for each property? Research needs to verify how to interpret document.

Question: How do – modular homes and manufactured homes are not movable. How does that definition fit? Modular homes are "high end" homes, and permanent.

Craig: A lawyer is going to have to help us understand it and make it clear.

Question: Non-sight built homes. If it's not built on sight, we want to prohibit that.

“We want to prohibit that on Unit 7.

If Unit 4 or 5 don't want to, that's their choice.”

Question: - How many pieces of property?

Depends on exemptions – don't have count now.

People living in temporary housing, as they were going to build a property there...

Somebody talked to them, and it can just be resolved. Try talking to people.

We need a legal opinion. Each Unit can modify their covenants. Don't try to do all at a time.

More questions?

We have legal expertise we've used before...if you're interested. (Item 8 completed)

9. Some potholes already filled. Thank you for those who worked on that.

On the website, there is a place to request for additional potholes.

Gail Reinhardt – has a relationship with them...

Thank you to everyone who has been working to comply with horse feeding ordinance. Trying to feed horses at specific place away from the roads. Band of 5 and a band of 3...please be aware. Arroyo Venada there were 5...may have been feeding them.

Someone to contact to move horses – “Animal Control” – and another person who needs permission to identify.

Gail Reinhardt said there is a sheriff who may be able to help.

Tend to migrate back to where they're being fed...get them off the road. Fed on far east side. People trying to solve it.

Craig will try to get permission to share their names. Not people in our neighborhood.

Don't you have to be licensed?

The concern is 501-3c's will may be liable.

Don't feed them on Hwy 165. Don't dump apples on road.

Signpost that came today there is a fund raiser coming up, for fences to keep horses out of neighborhood. Fences bordered 6 properties...fence out state, complaints about horses...you're liable,

Camille Gabbrielli mentioned: Wildlife corridor issues with fencing...

Craig: volunteered with board, submitting resignation, Graham by defacto will be president and knows. There will need to be an election.

Thank you..will continue to serve through 1-year report.

Graham – Architecture report;

21 Tejon Canyon outbuilding only current one.

Another outbuilding will be starting up construction.

Craig: Thanked Graham.

Treasurer Linda – but Craig reporting. Linda is new and has been trained on some of it. Balance sheet.

Balance sheet distributed – see for information.

Note asterisks – dividend incomes

All is on-line.

Dues information on balance sheet also.

Craig thanked neighbors for volunteering help with mailing.

Motion to approve - Phil (or Bill) Fitzpatrick

Seconded - Lee Harrison

Treasury report passed for approval.

Water board report?

Hugh Woodruff, resident and water board treasurer.

1. No politics
2. No horses
3. No POA business, because we're separate

Statistics that are useful...over 4 years.

3 months of winter 316,000 gallons a month, by 91 meters.

3 months of summer 1.6 millions gallons per month. 8270 gallons per month per household in summer.

36.5 gallons per minute we're pumping in July.

4 years of data – our consumption is flat, (minus July this year).

We use a lot, but we deliver it.

Only 1 outage in 20 years (2017) from PNM.

Main point;

Good news – we're holding steady. Population of meters is same, and usage is level.

Try to pump at night. 3 wells, so not all pumping at once. 3,4 and 5. We can pump 2 at a time, not 3 at a time.

Craig: Thank you to Hugh for working on this.

Sue is on Sandoval County

Craig: Wants to encourage us being positive with them, funnel them information. As a community – with temperature going up, we're not raising usage. Keep improving relationship.

Water board meeting can't be open to public.

Mark: Last meeting in January, rumor about water availability. Was tabled, because there was no one to address it.

Based on summer use in water, has anyone ever considered metered, graduated...15,000 per gallon versus 3,000.

Hugh doesn't know what to do about water levels. Hugh said board needs to hold a public meeting

Craig: Trying to get all water boards to work together since this is a community issue. Craig will continue to facilitate that.

?? Some residents have had problems with lead and had to put in new filtering equipment, we haven't.

Craig still trying to facilitate. Some of our water leadership, we still want to talk to them.

Hugh finished report.

Sue Harrelson: Introduction, it's getting dryer out here. We're not going to get the rain we used to get. Talked with Tray, and office of state engineer...has a website where she got some information. If you measure, you risk contaminating the well. Maybe we are fine...don't know. Looking for interest on the subject. Water is cheap, sends message that water is abundant.

Peggy Johnson report, our wells are on the edge of a good aquifer is 10's of thousands of years old. When it's gone, it's gone. What can we do to conserve water?

Information: Well 3 has declined 92 feet in...years, next well 70 feet in 15 years. City of ABQ the average use is 56 gallons per person per day. We're kind of on track there in winter. Of course, we use more in summer. Conservation websites: indoors, low-flow, fix leaks, La Mesa website. Electronic leak detectors. Outdoors we can use gray water instead of fresh water, water harvesting, plant low water plants on north side of house.

Loves idea of working with water board.

Morning Sun has private wells.

We're a closed system 243 water service rights – so 243 meters. No water service rights.

Properties that have a water rights have those rights, but some houses may want to pull water from wells.

State or county regulations to drill a well? Office of the state engineer.

Fire hydrants – topic. They often would come to use fire hydrants to load up water for fires in other parts. Majority of responses are not fires. Fire hydrants may be pulling water from us. Regardless of paying for it, we're talking about an aquifer.

Sue willing to do a couple of short paragraphs on water conservation. Please touch base with her. Other water issues as well.

Linda has a flyer, Placitas continuing education sessions with hydrologist.

Question Vicky Gottlinger: We have a group of people who are doing emergency preparedness around fire and other emergency preparedness. Will put together some information.

Do we communicate with Graham or Craig?

Other new business?

Tim: Drafted 3 motions he'd like to defer to next meeting. If we can discover how to communicate with one another. There's 38 today. To establish a directory with people. We have to have a way to communicate amongst ourselves.

Support the work of our board to getting everyone the information.

We have a site – a web based database program. Original intent to serve board, and members. Each person would have limited action based on their role. The dashboard has information on how many properties there are, how many people we have email for...but also have to address

privacy issue. Check box to make personal information available. We're tracking all properties. Each property has information...and more, available as noted.

Would make emails easier, without making all emails openly available.

Tim: 2<sup>nd</sup> deferred motion to increase dues from \$24.00 to \$50.00. We can hire the above type of database available.

We had a volunteer to work on that database...

Nominations for president;

Craig nominates Tim McIntyre – doesn't know if he wants it...

Seconded....

Tim will let us know.

Craig is nominating him "be on board," then go through technicalities to become president.

Thank you to Craig for everything he's done.

Motion to adjourn; John Rutherford

Lee Harrelson

Meeting adjourned 3:40