

2024 Butterfield Ridge II Annual Meeting

20oct24

MEMO FOR: BR II Neighborhood Homeowners

SUBJECT: 2024 Annual Meeting Minutes

DATE / TIME / PLACE: Saturday, October 19, 2024, at 1:30 pm in the Meeting Room of Picacho Hills CC

Establishment of a quorum

- Establishing a quorum this year was a less exasperating challenge than previous year. We sent several reminders to our community, and we gathered enough proxies and attendees (28 total) to establish a quorum.
- Some 17 properties were represented by owners physically present and another 11 were represented by proxies totaling 28 properties represented. A quorum was established.

Presidents remarks – Don Wilson

- The meeting called to order and a quorum was announced
- New neighbors were welcomed and recognized:
 - **George Kalis** at 6715 Bright View Rd. (formerly Andrew Carroll)
 - **Howard Attarian** at 6730 Bright View Rd. (formerly Steve Warren)
 - **Scott Jensen** at 6793 Desert Blossom Rd. (formerly Dee Wischmann)
- The 2023 Annual Meeting Minutes were reviewed and approved. Motion by Richard, 2nd by Steve, ALL Approved.
- Our neighbors who have made significant contributions to our community in 2024 (our **Neighborhood Heroes**) were recognized.

Financial Status – Sharon Hollimon

- Current financial statements (Balance Sheet and Income Statement) were presented and discussed.
- Discussed was using a portion of our reserve funds to provide for maintaining and eventually resurfacing our roadways in 2025. Please see BR2 Roadway update provided by Richard Farr.
- BR2 has an Open Books policy and our financial records are available for inspection to any of our neighbors upon request.

Roads and Grounds Status – Richard Farr and Gary Koverman

- Recent Roads and grounds upkeep efforts have included work in both our entry gate area and the BR2 street signs. Gary will continue to proceed with the final install of lettering and new backing at the entry sign. The Board to research replacing street sign and stop signs per County Standards.
- Our roads are in generally good shape however periodic inspection and prudent planning will continue. We anticipate having to fill and seal cracks in our roadways in

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2024. Richard presented his synopsis of meetings with the County Road Engineer and procurement of two bids for crack sealing and “fog” coat(s).

- We again discussed site drainage issues that continue to cause debris to flow onto Bright View Rd. Since the water in this basin partially flows from Desert Blossom Road we discussed having the Board look into drainage basin improvements.
- It was mentioned that Lot Owners are generally responsible for drainage from their property onto other sites and streets.
- The issue of cracking and voids where the street AC paving meets the curb/gutters. The Board will ask the successful bidder for the street work to look at pricing to address this concern.
- The Board will ask the affected Lot Owners accessing the currently paved private road access if they would like to pay for their portion of crack sealing and coating.
- The Board was asked whether we should have the roads swept, the Board will contact ABC Power Sweep for pricing.
- **GATE CODES** - please note: **our new entry Gate Code in 2024 will be *8822;** the pedestrian gate code remains unchanged (3214#)
- **Gary K.** has offered his services as Roads & Grounds Chair to our incoming 2025 Board of Directors. Many thanks and well done, Gary!

Little Free Library – Our Little Free Library custodian for 2025 will be Carol Christenson. The custodian rotates yearly, with BR1 providing services again in 2026. The task will return to BR2 in 2027. Please let Carol know if you are interested in the program and would like to serve as a future Custodian.

Social Activity Planning – Don Wilson (for Linda Mandel)

- As anticipated, there is continues to be community interest in proactively planning, organizing, and executing BR2 social activities in the coming year.
- Dave Scheibner and Lynette Peverill both offered to work on this Activity. The Board thanks Linda Mandell for her previous efforts.
- Ideas presented: Time of year – May and October, Types – Street Party (too windy), private homes or public facilities (Picacho HILLS CC).
- Lynette and dave will be following up with interested volunteers in the coming weeks.

Design Control Committee (DCC) - Dave Scheibner

- Dave presented an overall synopsis on the functions and suies of the Committee. He stressed a recent flag pole project as an example of timely review and approval.
- The Board was asked to check the design standards affecting exterior colors of residences. There is some confusion over intent. In general, it would be okay to repaint the residence with the existing color, changing colors would require approval of the Design Control Committee.

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- Lot and Home purchases in BR2, suggest that the DCC send the Community Documents with an explanatory cover letter to all residents with DCC contact information and process information. In the case of properties for sale, the Buyer receives thru Escrow, the Community Documents. The Board should work with the Buyer's Agent to receive this contact information prior to closing. Contact should be made to welcome them and assure that they understand the requirements before submitting plans for remodeling, pool construction, landscape improvements, etc.
- Residence Curb Street Numbers: Should anyone be interested, it is suggested that Neighbors contact Herlinda Granados at 575.642.3165. She is charging \$15.00 for a "basic" white rectangular background w/ black numbers or \$25.00 for the "basic" plus a choice of stenciled design (i.e. Zia Symbol). She generally does this work on the weekends.

New Business

- The draft 2025 budget was presented and approved (previously sent to everyone via email and / or USPS). Motion by Richard / 2nd by Steve: ALL approved. Please note the following corrections:
 1. Revise date of Assets – Cash & equivalents as of: **01oct24**.
 2. Revise Name TOTAL – CAPITAL IMPROVEMENTS to: **Expenses (O&M)**
- New Board of Directors for 2025
 - We have three positions expiring at the end of 2024 (Sharon Hollimon, Linda Mandel and Robert Blair). Sharon and Robert offered to run for re-election and Linda chose to retire from the Board after 4 years of service.
 - One successful nomination was Gary Koverman being voted in to replace Linda Mandel.
 - Both **Don Wilson and Richard Farr** will continue to serve another year of their terms.
 - So our **BR2HOA Board of Directors for 2025 will be [Robert Blair, Sharon Hollimon, Gary Koverman, Don Wilson and Richard Farr](#)**. Specific assignments for our 2024 Board will be determined at the next Board meeting. Many thanks for your willingness to serve our community!

Issues Raised By Our Membership:

- **Electric Meters:** A question was asked in the new "Smart" meters are able to be turned off / or electric service disrupted by the El Paso Electric. The Board to research this issue.
- **Waste Water Discharge:** Are we aware of the water discharge permit application for Picacho Hills CC, DP-1891. Should any Members wish for further information, please contact NMED, Kambray Townsend, 505.538.0497 or 505.827.2600.
- **Noise:** When planning events at your home, please be aware of any potentially bothersome noises that your neighbors might find objectionable or annoying. If you are planning to host possibly noisy party events, please consider other more suitable venues. Lots of those around.
- **Flag:** A brief discussion centering on the Board not having a specific flag "display" policy in the Community Documents.

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- **Dues:** Discussion regarding when dues are due: Per the Community Documents, December 1, 2024 being the start of dues paying season with Jan 1, 2025 being the date that they become delinquent. Remember that Sharon does not like past-due assessments.

Meeting Adjournment: approximately 3:30 pm.

Respectfully,

Robert Blair, BR2HOA Secretary

ATTACHMENTS (not included here but posted to our BR2NC.com website and our Dropbox archives):

1. Attendance Roster / Proxy listing
2. 2024 Annual Meeting Presentation materials
 - a. Current Financial statements (Included in PP Presentation)
 - b. Approved 2025 Budget (Included in PP Presentation)
 - c. Power Point Presentation