

**BR2HOA**

**2025 Annual  
Meeting**

**Sunday 26 October**

**at the**

**Picacho Hills Country Club**



# 2025 BR2HOA Annual Meeting Agenda

1. **Call to Order:**
  2. **President's remarks (Robert Blair)**
    - Introduction of new neighbors
    - Review and approval of 2024 Annual Meeting minutes.
  3. **BR2 Financial Status**
    - Financial Reports (Sharon Hollimon)
  4. **Committee Reports**
    - Roads, Grounds, and Gate (Gary Koverman)
      - BR4 Roads Maintenance Project: (Don Wilson)
    - Social Initiatives
    - Design / Architectural Control (Dave Scheibner)
  5. **New Business:**
    - Approval of the 2026 BR2 Budget (Sharon)
    - Approval of Updates to our Community Documents (Richard)
    - Election to fill 2 Board of Director vacancies (Robert)
    - BR2 Website (Richard)
    - Open Forum (issues / comments / discussion - BR2 membership)
- ❖ **Adjourn; (Robert Blair)**



# President's Remarks

## ❖ CALL TO ORDER:

### ➤ ESTABLISHMENT OF A MEETING QUORUM

- AT LEAST 50% OF BR2 PROPERTIES IN GOOD STANDING MUST BE REPRESENTED
- 54 PROPERTIES

AT LEAST 27 PROPERTIES MUST BE REPRESENTED TO ESTABLISH A QUORUM

# FROM OUR LEADER



## ❖ Neighborhood Comings and Goings:

### ➤ 6720 & 6730 Desert Blossom Rd

- Ronald and Inez Feder; Lots 14 & 15  
(adjacent vacant lots combined)

### ➤ 6730 Bright View; Lot32

- Departed: Howard Attarian

- Arrived: Grayson Sackett

### ➤ 6793 Desert Blossom; Lot-42

- Arrived: Scott Allan Jensen



# FROM OUR LEADER

## REVIEW & APPROVAL OF 2024 ANNUAL MEETING MINUTES (PP. 1 & 2)



Previously mailed / emailed to everyone (minus attachments)

¶  
20-Oct-2024¶

• 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, 2<sup>nd</sup> 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

o → 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. ¶

o → It was mentioned that Lot Owners are generally responsible for drainage from their property onto other sites and streets. ¶

o → 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. ¶

o → 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. ¶

o → 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 \*8922\***; 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 Mandel 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 **roles** 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. ¶

# PRESIDENT'S REMARKS

## REVIEW & APPROVAL OF 2024 ANNUAL MEETING MINUTES (P. 3 & 4)

### 2024 Butterfield Ridge II Annual Meeting

- 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 / 2<sup>nd</sup> 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.
  - [See](#) 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.

### 2024 Butterfield Ridge II Annual Meeting

- **Dues:** Discussion regarding when dues are due: Per the Community Documents, dues are due on December 1, [2024](#) being the start of dues paying season with the due date that they become delinquent. Remember that [dues are due](#) on assessments.

Meeting Adjournment: approximately 7:00 PM

Respectfully,

**Motion to Approve  
the 2024 Annual  
Meeting Minutes?**

# COMMUNITY HEROES

## ❖ Robert Blair

- ✓ Board President

## ❖ Gary Koverman

- ✓ Board member & Roads & Grounds Chair

## ❖ Richard Farr

- ✓ Board Secretary

## ❖ Sharon Hollimon

- ✓ Board Member / Treasurer

## ❖ Don Wilson

- ✓ Board Member

## ❖ David Scheibner

- ✓ Chair, Architecture / Design Control Committee

## ❖ Yolanda and Mike Wagnon

- ✓ 2024-25 Little Free Library Custodians

## ❖ Carlos Medina, Tuck Hollimon, Bruce Peverill

- ✓ Overall handymen!



## ❖ **YOU TOO!**

- ❖ For your continued support of our community
- ❖ For doing your part

**NEIGHBORHOOD HEROES!**

**WELL DONE!**



# BR2 FINANCIAL STATUS

SHARON HOLLIMON



## Balance Sheet as of 10/1/2025

### ASSETS

Cash and Bank Accounts	
1st NM Checking XX5901	448
1st NM Money Mkt XX0201	147,999
<u>Cash Account</u>	<u>144</u>
TOTAL Cash and Bank Accounts	148,590

### OTHER ASSETS

DAC #R0319605 Vista Del Cerro	500
DAC #R0320255 S of Bright View Rd	200
DAC #R0320278 BR2 Roadways	1,000
<u>Prepaid Legal (Retainer)</u>	<u>1,549</u>
TOTAL Other Assets	3,249

**TOTAL ASSETS** **151,839**

**LIABILITIES** **0**

**OVERALL TOTAL** **151,839**

# BR2 FINANCIAL STATUS

SHARON HOLLIMON



## FY2025 Income Statement

Oct 2024 – Oct 2025

Category	TOTAL
<b>INCOME</b>	
BR2 Income	
<b>TOTAL INCOME</b>	<b>30,151</b>
<b>EXPENSES</b>	
BR2 Meetings & Social Activities	712
HOA Insurance	1,183
Office Expenses	48
Over Payment Refund	50
Roads & Grounds	4,944
Taxes and Fees	433
Utilities	378
<b>TOTAL EXPENSES</b>	<b>7,748</b>
<b>OVERALL TOTAL</b>	<b>22,403</b>

# COMMITTEE REPORTS

## 1. ROADS AND GROUNDS (GARY KOVERMAN)

- LANDSCAPING / BEAUTIFICATION
- GATE OPS & MAINTENANCE
- BR2 ROADWAY MAINTENANCE PROJECT (DON WILSON)



## 2. LITTLE FREE LIBRARY (YOLANDA AND MIKE WAGNON)

## 3. SOCIAL ACTIVITIES (LYNETTE / SOOK HEE)

## 4. DESIGN CONTROL COMMITTEE (DAVE SCHEIBNER)

# ROADS AND GROUNDS COMMITTEE

GARY KOVERMAN





# Gate Codes

**\*9933**

**BR2 PROPERTY OWNERS  
24 – 7**

**\*2020**

**DELIVERY  
7AM-9PM**

**\*1911 EMERGENCY 24-7**

**3214 # RESIDENTIAL  
EXIT**

# WEED AND PLANT CLEAN UP



# Weed and plant Clean up



# Weed and plant Clean up



# Weed and plant Clean up





WATERFIELD RIDGE

**Daytime Entry**



**Nighttime Entry**

**Replaced street signs**  
**Replaced stop Signs**



# BR2 ROADWAY MAINTENANCE PROJECT

DON WILSON



# BR2 ROADWAY MAINTENANCE PROJECT

- Our BR2 roadways are in relatively good shape
  - Maintenance is needed at this point – its time.
  - Our maintenance project is to will start late 2025 or in early 2026 depending on the contractor's work schedule.
  - The project will take 3 – 4 days; no full road closures
- Our maintenance project involves the following tasks:
  - ✓ Filling and sealing all cracks over ¼” and applying a sealing top-coat
    - Same for the paved Private Drive servicing lots 51, 52, 53, and 54
  - ✓ Grading the unpaved Private Drive servicing lots 18, 19
  - ✓ Grading the unpaved Private Drive servicing Lots 14 & 15
- We solicited bids from 5 contractors; 2 responded:
  - Welch Dirt Works and Highlands Enterprises.
- The selected contractor is Highlands Enterprises

# BR2 ROADWAY MAINTENANCE PROJECT

## PROJECT COSTS:

1. ON OUR MAIN ROADWAYS: FILLING AND SEALING ALL CRACKS OVER 1/4" AND APPLYING A SEALING TOP-COAT
    - ✓ **COST TO BR2HOA: \$106,000**
  2. SAME FOR THE PAVED PRIVATE DRIVE SERVICING LOTS 51, 52, 53, AND 54
    - ✓ **COST: \$7,200 (ASSESSMENT: \$1,800 PER LOT)**
  3. GRADING THE UNPAVED PRIVATE DRIVE SERVICING LOTS 18, 19
    - ✓ **COST: \$500 (ASSESSMENT: \$250 PER LOT)**
  4. GRADING THE UNPAVED PRIVATE DRIVE SERVICING LOTS 14 & 15
    - ✓ **COST: \$500 (NO LONGER A "PRIVATE DRIVE??")**
- **NEW MEXICO GROSS RECEIPTS TAX OF 6.625% TO BE ADDED**

# LITTLE FREE LIBRARY (STEWARDSHIP SHARED W/ BR1)

## Duties of the LFL Steward:

- ❖ **Check periodically that books are circulating;**
  - Fiction & non-fiction books
    - No children's books, reference books or magazines.
  - remove inappropriate material,
    - add books as appropriate.
- ❖ **Monitor the condition of the library, e.g., door closed, front glass clean, etc.**
- ❖ **Accept and store any overflow books for the library which will be used to fill in as needed**
- ❖ **Stewardship rotates annually between BR1 and BR2**
  - **BR1 will be the custodian in 2026**



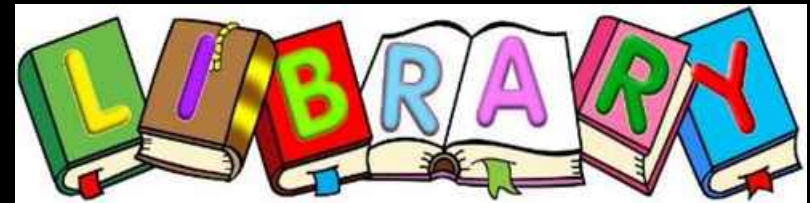
# LITTLE FREE LIBRARY

## BR2 RESPONSIBILITY IN 2026



❖ Yolanda & Mike Wagnon  
were Stewards for 2024-25

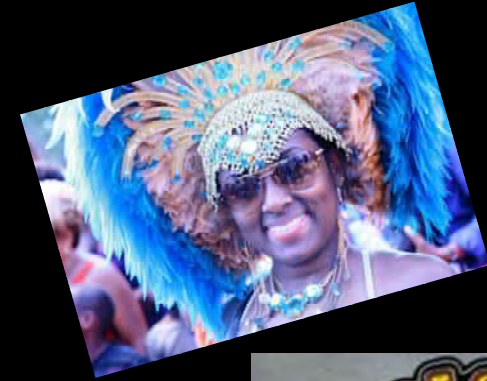
- BR1 will be Custodians in 2026 for 1 year.
  - Again – many thanks,  
Wagnons!



# SOCIAL ACTIVITIES

## LYNETTE AND SOOK HEE

- ❖ In 2025 Lynette McGinnis and Sook Hee Scheibner planned a potluck extravaganza hosted at the Scheibner's home. It was a well attended, very successful, and very enjoyable event!
- ❖ In the coming year, we would like to further engage our our neighbors in a variety of enjoyable community events
- ❖ Please consider volunteering your ideas, your time, and your participation in making this happen!





*Architectural / Design Control Committee*  
*Babe Scheibner*

*COMMITTEE ACTIVITY*

*SINCE 1/1/2023...*

LOT 2 – MINOR RE-GRADING AND 2 PONDING AREAS TO MITIGATE CHRONIC DRAINAGE ISSUES.

LOT 3 – LANDSCAPE RENOVATION AND EXTERIOR WOOD FIRED PIZZA OVEN\*

LOT 6 – ONSITE MEETING OF DCC AND BUILDER DISCUSSING PROPOSED HOUSE

LOT 9 – INFORMAL INQUIRY ABOUT BUILDING A POLE STRUCTURE FOR RECREATIONAL USE; PROJECT ABANDONED

LOTS 14 & 15 – ONSITE MEETING OF DCC AND OWNERS  
DISCUSSING PROPOSED HOUSE

LOTS 24 & 25 – PRELIMINARY HOUSE DESIGN APPROVED;  
PROJECT ABANDONED\*

LOT 25 – PRELIMINARY HOUSE DESIGN SUBMITTED; PROJECT  
ABANDONED\*

LOT 28 – FENCING INSTALLED WITHOUT PRIOR APPROVAL FROM  
DCC; FENCE REMOVED

LOT 29 – APPLICATION TO INSTALL ENCLOSED HOT TUB/SP;  
WITHDRAWN

LOT 31 – SHADE STRUCTURE INSTALLED WITHOUT PRIOR  
APPROVAL FROM DCC, APPROVED RETROACTIVELY,  
APPLICATION TO INSTALL SOLAR PANELS; APPROVED.\*

LOT 32 – APPLICATION TO INSTALL WROUGHT IRON RAILING  
AROUND PATIO; APPROVED, NOT YET INSTALLED

LOT 36 - APPLICATION TO INSTALL PREFABRICATED  
OBSERVATORY; NOT APPROVED\*

LOT 38 – APPLICATION TO INSTALL FLAG POLE; APPROVED.\*  
FENCING INSTALLED WITHOUT PRIOR APPROVAL FROM DCC;  
FENCING REMOVED

LOT 48 – FOOT BRIDGES AND PATHWAYS INSTALLED WITHOUT  
PRIOR APPROVAL FROM DCC; PENDING

LOT 53 – DISCUSSIONS REGARDING ACCESSORY STRUCTURE FOR  
MITIGATING WATER PRESSURE ISSUES; PENDING

LOT 54 – DRIVEWAY GATE INSTALLED WITHOUT PRIOR  
APPROVAL FROM DCC ; PENDING

LIGHTING AND MAINTENANCE ISSUES; PENDING

# New Business

## New Business Topics:

- Approval of our 2026 Budget
- Approval of updates to our Community Documents
- Election to fill 2 Board vacancies
- Election to fill upcoming Board of Director vacancies
- Future of our BR2 Website (BR2HOA.com)
- YOUR issues & concerns.



# A Look into the Future?

(Our proposed

**Motion to Approve our 2026 Budget?**



	2025 Actuals	2026 Budget
<b>SUMMARY - YEAR</b>		
<b>INCOME</b>		
<u>Annual Dues</u>	27,150	27,000
<u>Interest Income</u>	1,374	50
<u>RFID Tags</u>	252	-
<u>Late Fees</u>	300	-
<u>Other Income</u>	1,025	-
<b>TOTAL INCOME</b>	<b>30,101</b>	<b>27,050</b>
<b>OPERATING EXPENSES / BUDGET - projected</b>		
<i>Subtotal BR2 Meetings</i>	427	500
<i>BR2 Social Activities</i>	285	300
<i>HOA Insurance</i>	1,183	1,300
<i>Subtotal Legal &amp; Professional Fees</i>	1,648	-
<i>Subtotal Office Expenses</i>	48	100
<i>Subtotal Taxes &amp; Fees</i>	433	375
<i>Subtotal Utilities</i>	342	375
<i>Misc. Expenses</i>	50	200
<b>TOTAL - OPERATING EXPENSES</b>	<b>4,416</b>	<b>3,150</b>
<b>Maintenance</b>		
<i>Subtotal Gate Operations &amp; Maintenance</i>	906	1,200
<i>Subtotal Roads &amp; Grounds Maint</i>	3,988	1,000
<i>Roadway Maintenance Highlands Enterprises</i>	-	113,100
<b>TOTAL - Maintenance</b>	<b>4,894</b>	<b>115,300</b>
<b>TOTAL EXPENSES</b>		
<b>Operating reserve (carry forward)</b>	<b>166,169</b>	<b>74,769</b>

# PROPOSED CHANGES TO OUR COMMUNITY DOCUMENTS

## RICHARD FARR

We are recommending changes to Parts B and C of our 2022 Community Documents (CCRs and Design Controls, respectively).

These changes are intended to:

- I. **Realign the responsibilities and duties of our Architectural / Design Control Committee to make them more accountable to our Board of Directors.**
- II. **To make the A/DCC operations more transparent to our Board and to the larger BR2 Community**
- III. **To clearly assign responsibility for all enforcement actions directly on our BR2 Board of Directors.**



# BOARD OF DIRECTORS

- **Five Directors total on the Board with staggered, Two-Year Terms**
  - ❖ Each Board's term of office is the calendar year following our Annual Meeting
- **New Board members for the upcoming term are elected at the BR2NC Annual Meeting – **TODAY!****
- **Board Officer Positions for the upcoming term are decided during a planning meeting in November**
  - ❖ Preparation for hand-off of duties 1 Jan
  - ❖ Committee staffing begins also
  - ❖ Committee members not necessarily Board members and vice-versa
- **Non-Board member support of committees and other community activities is encouraged and always welcome!**

**Two vacancies need to be filled at today's meeting**

# BOARD OF DIRECTORS FOR 2025



## ❖ Current Board Members:

- Robert Blair (1 Yr Remaining)
- Sharon Hollimon (1 Yr Remaining)
- Gary Koverman (1 Yr Remaining)

➤ *RICHARD FARR* (EXPIRING)

➤ *DON WILSON* (EXPIRING)



# VOLUNTEERS NEEDED (ALWAYS)!

BOARD OF DIRECTORS, COMMITTEES, GENERAL SUPPORT

## BENEFITS:

- ✓ **Fantastic pay package:** Salaries doubled every year (or even every meeting)!
- ✓ **Vacation time:** Plenty of time off to spend with friends and family at full pay
- ✓ **Plenty of sick days** (just stay home)
- ✓ **Retirement:** retire at FULL PAY!



- ✓ **The *UNDYING* respect, esteem, adulation and gratitude from all your neighbors!**



**VOLUNTEERS NEEDED (ALWAYS)!**

**BOARD OF DIRECTORS, COMMITTEES, GENERAL SUPPORT**

**NOW IT'S**

**YOUR TURN!**



# ELECTION OF BOARD OF DIRECTORS

## ❖ Expiring Board Terms:

- Don Wilson
- Richard Farr

## ❖ ANY volunteers / nominees from the floor?

**YOU??**

**ME! ME! ME!**



# ELECTION TO FILL BOARD VACANCIES



*Our BR2HOA.COM website is in need of  
some....*

***FRESH BLOOD!***

***- YOURS!!***

*Our BR2HOA.com website needs a new and more  
capable webmaster to reinvigorate, update and manage  
our website going forward.*

*VOLUNTEERS??*

# WAILING AND GNASHING OF TEETH!

## YOUR OPPORTUNITY TO MOAN AND HOWL!



# ANNUAL ASSESSMENT REMINDER



Annual Assessment (\$500) due  
NOT 1 JAN 2026!





*Attention to Adjourn?*

*That's all*

*Folks!*