

The Estates at Tanoan Homeowners' Association Annual Neighborhood Meeting

April 23rd, 2023

3pm in the City Lights cul-de-sac

The meeting commenced with President, Darrell, introducing the current HOA board members and thanking our neighbors for attending. He then introduced our guests – Kim Elliott, the HOA Business Manager and Ken, the District Manager for Securitas. Darrell announced that at next year's annual meeting, a new Director will be elected.

Next to speak was Kathy. She spoke about the HOA budget, both for 2022 and 2023. She stated that the main expenditures are Security, grounds maintenance and the water bill. The 2023 water budget was increased in case the neighborhood goes over its water allotment and is subject to a penalty.

Lucy, the HOA Vice-President listed the social events usually held each year: The Back to School/Fall BBQ, the 4th of July Parade and Potluck, and the Halloween gathering. She also acknowledged and thanked Darci for hosting the Fall BBQ and for putting together the Easter Egg hunt for the neighborhood kids.

Darrell then discussed security costs and coverage – more coverage = more cost. There were several questions and comments surrounding security – with the high crime rate in Albuquerque, it is clearly an area of concerns for our residents.

Questions:

- A resident inquired about the possibility of installing a gate; several months ago a package was stolen from her porch.
 - An overview of the challenges and limitations was recounted for her and she was directed to the HOA website for full details of previous gate discussions.
 - A second resident stated that she has had parcels containing medication stolen from her locked courtyard on 3 separate occasions.
- Could a commercial quality security camera be installed at the entrance?
 - Yes, but who would monitor the output?
 - Would the quality at night be good enough to capture clear footage?
 - No clear action item here, but certainly something of interest to some residents.

Ken, the District Manager from Securitas spoke next. He outlined what the neighborhood patrols look like:

- Each trip to the neighborhood lasts approximately 40 minutes
- They conduct 2-3 patrols per night between the hours of 10PM and 6AM
- They provide a report each night that includes the number of turn arounds that they observe, and any unusual observations, such as open garage doors.

Due to the two recent tagging incidents on the wall near Eubank and San Antonio, it was requested that the Securitas officers also drive along San Antonio at the end of each of their patrol periods.

- The Securitas District Manager, Ken, agreed to adding this request to the patrol duties

Architectural Control Committee

The committee needs to be reformed. Lucy has offered to lead the committee; she needs 2 additional residents to join her – neighbors were asked to consider signing up for the task. Residents will need to familiarize themselves with our HOA covenants, by-laws, plats, easement requirements, etc.

Other Topics:

The entrance and the common area were discussed – both areas are in need of some work/beautification. Darrell and Evan have further discussed some ideas for damaged areas in the common area. Darrell has also recently been able to discuss our concerns with the landscape company (during their change of ownership communication was a bit difficult).

Several residents raised questions about the age and relevance of covenants and amendments and when they were last reviewed. Concern was voiced that things have changed over the past 30 years and that a review may be needed. Residents were informed that they are welcome to read, review and propose any changes or additions they deem necessary. Amendments to by-laws requires approval by 2/3 of the members. An amendment to the covenants requires approval by 75% of the members. In addition, any proposed change(s) would need legal review by the HOA attorney.

Kathy, the HOA Treasurer, announced that she is willing to step down if there are residents that are interested in getting involved with the HOA, and serving on the Board.

Action Items:

- One resident reminded the Board of a request to look into options for the blind corner of City Light Drive – yellow striping, no parking signs, other?
- Place “Slow Down for Our Kids” signs on all stop signs in the neighborhood (or at least the one on Morning Star Drive & Starshine Street.

Reminders:

It is necessary for residents to have any contractors and/or guests park their vehicles such that there is the required 20' clearance for emergency services to access all homes in the neighborhood. There was particular concern about inadequate access along Morning Star Drive.

Please stop at all STOP signs.

The speed limit in the neighborhood is 25 mph.

Respectfully Submitted,

Jenny Brewster

Jenny Brewster
Secretary