

Estates at Tanoan Annual HOA Meeting September 28, 2024

16 total attendees (a quorum was not present)

Opening (Darrell):

Thank you to Chris Hart for serving as a director; welcome to Nishant Patel serving as our new director. Also thanks to Darci for the beautiful cupcakes.

Introductions of board members: Darrell (President), Don (Director), Lucy (Vice-President), Nishant (Director), and Jenny (Secretary). Tien (Director) and Kathy (Treasurer) were absent.

Announced that our APD community officer was invited to the meeting, as well as the Securitas supervisor, and the PNM representative knowledgeable about the expansion project that may impact our neighborhood. None were able to join the meeting.

Architecture Committee, Social Events and General Reminders (Lucy):

This year marks the 30-year anniversary of our neighborhoods' HOA. The role of the board is to enforce the covenants and to keep our neighborhood beautiful.

Reminders:

- Residents are required to gain approval from the board for exterior modifications/renovations PRIOR to starting work.
- All efforts are made to ensure that this is not a time-consuming step; board reviews plans to ensure that they align with our covenants.
- Grass in front yards must be real. Artificial turf is not allowed per our covenants.
- Sidewalks in front of homes are the homeowners responsibility – if tree roots are causing lifting of the sidewalks, the City can require the homeowner to repair.
- Please keep front yards tidy – weeds removed, bushes and trees trimmed such that they are not encroaching the sidewalk.
- Garbage bins should be put out on the street after dusk on Sunday evening.
- Barking dogs – the HOA can only offer suggestions as to how to deal with barking dogs. Please work with neighbors to try to reach a resolution.
- Parking on the street – we must ensure that emergency vehicles have access through our streets, at all times. If cars are parked on both sides of the street, there is not room for emergency vehicles to pass.
- When hosting a party/gathering ask neighbors if guests can park in their driveway.
- Speeding and not heeding stop signs continues to be an issue in our neighborhood – please

drive with caution and obey traffic signs.

Neighborhood Social Gatherings (Lucy):

Thank you, Darci and family, for hosting the 4th of July BBQ gathering.

The board is open to ideas and suggestions for other neighborhood celebrations – in years past there used to be Halloween parties, a Ladies Luncheon and Christmas gatherings. If you'd like to help organize a neighborhood get-together, please contact Lucy @ snowqueen88@aol.com.

There is a neighborhood book club (20 years and going strong!) – if you are interested, please contact Lucy for the next book and meeting information.

Financial Overview (Darrell; Kathy couldn't attend):

All neighborhood HOA expenditures are reviewed by our treasurer (Kathy), our president (Darrell) that are provided by our business manager (Kim) monthly.

Finances are in good shape. The one noted area of concern is the general age of our neighborhood – after 30 years, necessary maintenance and repairs could start to increase.

PNM – planned improvement of infrastructure in our area (Darrell):

Darrell and Nishant met with a PNM representative in late August to hear more about their plans for upgrades to their infrastructure in our area. No firm plans have been decided upon, but the lines along San Antonio are one of the areas to be considered. There is a legal precedence that ruled that transmission lines must run along major arterials. This would indicate that the changes would need to be placed along Eubank and Paseo del Norte, not San Antonio.

There will be a public meeting on November 16th; Darrell plans to attend – residents are encouraged to attend as well. Especially the 12 homeowners whose yards back to San Antonio.

Security (Darrell):

Our neighborhood security company is Securitas. They patrol the neighborhood every night. They tour the neighborhood, post themselves at the entrance, then drive up San Antonio to the end of our subdivision. Each night they provide a 3-page report of their patrol observations: open garage doors, pedestrians in the neighborhood, items of value left in the front yard, etc. Photographs are recorded when incidents are observed. Residents are welcome to review these reports on the security company's website. Please contact Darrell for login information. estatesattanoan@aol.com

Security incidents over the past year:

1. Graffiti on the exterior wall on Eubank and San Antonio

2. Car parked on the street was hit (hit and run)
3. A burglar entered a backyard via the golf course
4. Last Christmas season a Ring camera caught a man looking in windows on Starshine.
5. A woman was asking to enter houses – our security guard arrived and made sure she left the neighborhood

In all instances the authorities were notified. Sometimes they responded and others they did not. It is very helpful to have security camera footage of these incidents to help police catch the culprits. Please notify the HOA if you have photo coverage of an incident – we will ensure it is shared with APD.

Our neighborhood TXTAlert is back to full functionality – you can now reply to these messages. To be added to this alert, please provide a phone number to estatesattanoan@aol.com.

New Business

- Request by several residents to revisit the covenant that requires grass in front yards. The Albuquerque Water Authority is offering substantial rebates for conversion to xeriscaping. Water is a finite resource, and we live in a desert. Xeriscape plans would have to be approved by the HOA. This would help to maintain the attractive appearance of the neighborhood.

A commitment was made to bring the request to the residents. The Vice President pointed out that an amendment to the covenants would be required.

- Several attendees mentioned that the common area is brown in areas and that it could also benefit from some areas of xeriscape. Options have been studied several times in the past.
- The yucca in the entrance median is dead and needs to be removed.
- After an extensive search, a resident confirmed for the rest of the neighbors that the only source of white slump blocks is in fact Tanoan, and that they are quite pricey (~\$8/block).
- Conclusion of meeting.