

Mariposa Neighborhood Association (MNA)


Minutes of General Meeting – July 28, 2019

The meeting was called to order at 4:00 p.m. by IT Chair Mary Grace James, who was filling in for President Cassandra D’Antonio. There were approximately 45 attendees.

The meeting started with introduction of the officers and committee chairs of the MNA and the neighbors in attendance.

Ms. James reviewed how the MNA started and the purpose of the MNA. She stressed the importance of all residents registering at the MNA Web site so that information can be disseminated efficiently, and residents can be polled when needed to represent the neighbors’ position on important issues as they arise. The Web site is: www.mariposaneighbors.org

Mr. Lynn McGowan gave the treasurer’s report, including a breakdown of the MNA income and expenses.





Treasurer’s Report - 6/30/19

<u>Income</u>		<u>Expenses</u>	
• Voluntary dues (24)	\$480	• Website	\$180
• Donations	\$225	• Signage	\$ 54
• T-Shirt sales	<u>\$222</u>	• T-shirts	<u>\$222</u>
• Total	\$927	• Total	\$456
<u>Bank Balance</u>	<u>\$471</u>	<u>Upcoming</u>	
		• PO Box renewal	
		• March 2020 website renewal	

Many expenses have been donated by board members, such as: Non-profit filing fees, postage, PO box, printing costs, meeting supplies and refreshments.

In the interest of time, a motion was carried to forego the reading of the minutes from the April 28th meeting. All meeting minutes are posted on the MNA Web site.

Ms. Nancy Hatchett presented an introduction to the MNA member survey, its purpose and methodology. Ms. Sarah Felsing then presented an overview of the survey results. All slides are on the MNA Web site.

Core Issues & Concerns Survey

Purpose of the survey is to...

- ...give residents a voice in their community!
- ...determine residents' interests
- ...determine areas that the residents' want focus placed on

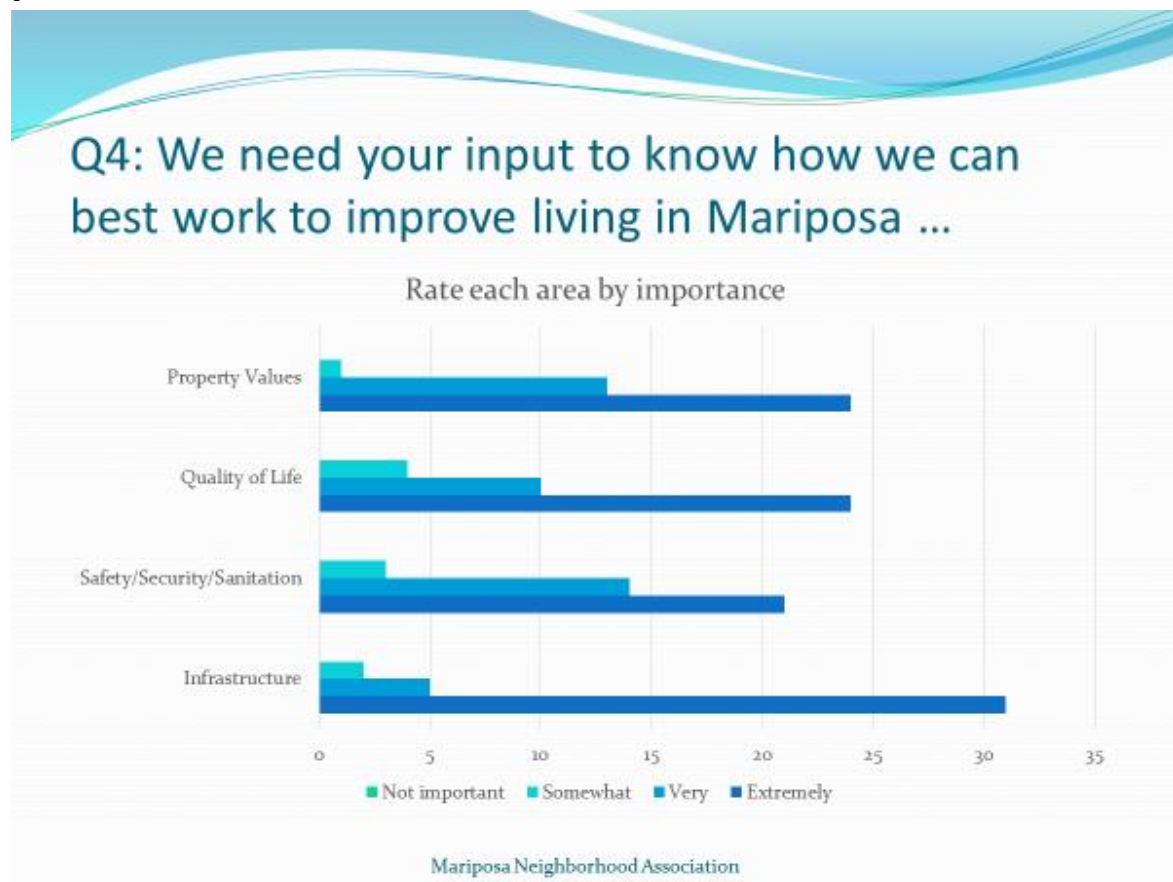
Number of survey respondents is ... 40

What is working well...

- Quiet, friendly, clean
- Close-knit community
- Community Center
- Trails
- Beautiful scenery/nature
- MCA Social Committee

Concerns/ Improvement..

- More homeowner involvement in oversight
- More transparency and effectiveness by MCA
- CCR's need be stronger
- Road repair/ speeding
- Pets - barking/clean-up
- Builder accountability
- Overdevelopment
- Fire station/Restaurants



Audience question: An attendee asked about a “for sale” sign on the vacant land north of the fire station. It was stated that this land is not a part of Mariposa, so it is probably privately owned.

Ms. Hatchett introduced the guest speaker, the Honorable Bob Tyler, District 3 City Councilor, who represents Mariposa within his district. Mr. Tyler shared the following:

- A park is coming to the City Center area which will include an amphitheater, will host food trucks for events, etc.
- A new Defined Fitness facility has been announced in Enchanted Hills near Albertson's
- Waste Management has announced an increase of \$.18 per month and will change recycling pickups to every other week, both beginning October 1, 2019.
- There has not been any progress in finding a viable way to open and staff the Mariposa fire station #6. It was announced that Fire Station #5 will undergo a major remodeling. An attendee suggested the personnel from Station #5 could be temporarily relocated to Fire Station #6 in Mariposa during the remodeling.
- Sites in Rio Rancho for early voting are being sought. The City is trying to confirm the use of vacant retail storefront(s) in Enchanted Hills for this purpose, in addition to early voting at the City Center complex.
- The City is actively working on plans to extend Paseo del Volcan (PDV) west of Unser. Land acquisition is under way.
- A bond issue is being developed to put before the voters which will cover roads and public safety improvements. All residents are urged to support the bonds so we can continue to improve roads and services in Rio Rancho.
- Finally, Councilor Tyler urged all residents to shop in Rio Rancho as much as possible. By doing so, we keep the income from gross receipts tax in our community. This is an important part of the income needed for the city to function.
- Councilor Tyler offered his contact information for anyone to contact him with any questions or issues. Email: btyler@rrnm.gov Telephone: (505) 891-5004 (office), (505) 264-3753 (cell)

The attendees were then asked to join one of three breakout groups to discuss the primary issues identified in the membership survey and to report back to the general meeting. The three breakout groups were:

1. Platting/Development/Quality of Life led by Sara Bryan (for Zach Bryan), Kerry Neef and Mary Grace James
2. Maintenance/Roads/Property Values led by Anne Apicella, Sarah Felsing and Lynn McGowan
3. Flood Control/Safety/Security/Sanitation/Emergency Response led by Eric Gregory and Nancy Hatchett

See Attachment A for the notes from these three breakout groups.

The meeting ended with information about the MNA annual meeting scheduled for October 28, 2019. At that meeting, a new board of directors will be selected/voted upon. In the interim, neighborhood captains will be identified who can gather input directly from neighbors in each area of Mariposa, and a membership campaign will be conducted.

The meeting adjourned at 6:00 p.m.

Attachment A: Breakout session notes

Breakout group #1 Platting/Development/Quality of Life

Issues identified in recent neighbor survey:

- Worried about the area becoming all homes rather than keeping much of the land untouched
- Getting the big empty building up and running
- Keeping the interconnected trail system intact as much as possible during future platting
- Upkeep of the covenants and design guidelines
- Harvard Investment's plan to develop land that is natural and pristine in Mariposa
- Truthful communication from Harvard/MCA regarding their plans for future neighborhoods
- More neighborhood participation in preventing builder over-development through rezoning
- Primarily more involvement by individual homeowners as to the direction of Mariposa (e.g. rezoning)

Information presented:

- Pulte has sold 14 of phase 1 total of 68 homes. Phase 2 will be 67 homes.
- Approximately 500 homes have been built to date in Mariposa East
- Mariposa West is for sale (currently owned by the Albuquerque Academy)
- Monarch is about to be presented to the City by Harvard for approximately 187 lots (east of Pulte/ north of Mariposa Parkway). Preliminary Plat available for review.

Suggestions provided by breakout group attendees:

- Attend City of Rio Rancho meetings:
 - Planning and Zoning meetings – 2nd & 4th Tuesdays of each month
 - Attend Governing Body meetings – 2nd & 4th Wednesdays of each month
 - These meetings start at 6:00 p.m. at City Center
 - Videos of all meetings also available on the Rio Rancho Web site
- There was discussion of a new development called “Monarch”:
 - How can we insert MNA into the review process earlier **before** P&Z approves?
 - Do we have resident experts who can monitor the P&Z process?
- Discussion of communication process:
 - Need to be proactive to engage new Pulte buyers/residents in the MNA
 - Need to recruit more members of existing communities to engage more neighbors in the MNA (e.g., neighborhood “captains”)

Breakout group #2 Maintenance/Roads/Property Values

Issues identified in recent neighbor survey:

- Infrastructure is beginning to deteriorate
- Roads, asphalt trails, and bike trails are in dire need of maintenance
- Increasing traffic as population increases
- Speed enforcement needed (especially Blue Grama and Mariposa Parkway)
- Increasing cracks in roads and trash in arroyos
- Insufficient management of trash and weeds (HOA regulations need to be enforced)
- Need an additional stop sign @ The Peaks main entrance (for outgoing traffic from Pikes Peak Loop to Blue Grama)

Suggestions provided by breakout group attendees:

- Need to request Heads Up Landscaping devote more attention to The Peaks (expense is covered by HOA dues, but minimal service provided to this area of Mariposa)
- A new access road in the back (West) area of Mariposa is needed to provide a second entrance/exit to Unser for safety purposes. Cayenne Road is the planned street for this purpose.
 - o Mr. Tim Curtin volunteered to create a petition to be circulated to request this project be addressed by the City of Rio Rancho, even if it is just a dirt road for now.
- It was suggested that speed calming tactics be implemented, including the mobile speed enforcement vans being positioned on Mariposa Parkway and Blue Grama.
- Methods of reporting maintenance issues to the City of Rio Rancho were shared:
 - o Use "Report Rio Rancho" on City's Web site: www.rrnm.gov/2703/Report-Rio-Rancho
 - o Can also be an app added to cell phones
 - o Send photos with email to Development Services:
 - BJ Gottlieb bigottlieb@rrnm.gov
 - Timothy Archuleta tarchuleta@rrnm.gov
 - o Contact Councilor Bob Tyler: btyler@rrnm.gov

Breakout group #3 Flood Control/Safety/Security/Sanitation/Emergency Response

Issues identified in recent neighbor survey:

- Erosion and flood control during heavy precipitation events/monsoons. Need to be pre-emptive
- Snow removal
- Fire station not open
- People cleaning up after their dogs / barking dogs
- Traffic – speed enforcement

Suggestions provided by breakout group attendees:

- Understanding the SSCAFCA process, including
 - o Who is responsible for submitting flood control plans?
 - o Who approves the plans?
 - o What can Mariposa residents do to be an active partner in the process?
- Discussion of a “broken” system
 - o Who is responsible to keep Mariposa residents informed of flood and drainage planning issues?