

MINUTES

Mariposa Neighborhood Association's Third Quarterly General Meeting July 26, 2020 via ZOOM

Meeting called to Order at 4:07 pm by Eric Gregory, MNA President

All Current Board Members Were in Attendance:

Eric Gregory	President	Vista de Santa Fe
Kerry Neef	Treasurer and IT Chair	Sierra Vista
Kelly Heimgartner	Secretary	Desert View
Sara Bryan	Director and Infrastructure Committee Sponsor	The Estates
Sarah Felsing	Director and Welcome and Membership Committee Sponsor	Pikes Peak Loop et al

Quorum: The quorum was satisfied as five (5) of the five (5) currently filled Board Members were present.

Attendees: There were thirty-eight (38) attendees.

Approval of Minutes from the July 3, 2020 Board of Directors' Meeting

A call for a motion to approve the minutes from the July 3, 2020 Board of Directors' Meeting was obtained, seconded, and members present voted to approve with no objections.

PowerPoint Presentation

The PowerPoint presentation for this meeting is available on www.mariposaneighbors.org

Introductions:

Mr. Gregory presented the agenda, introduced the Board of Directors, and **called for volunteers** to fill the three (3) open Director positions to represent Vista Manzano, Vista Sandia, and the Redondo at Mariposa neighborhoods.

Mr. Gregory introduced the Standing Committee Chairs and Members and **called for volunteers** to fill the open positions:

1. Welcome and Membership Committee

- This committee **needs a Chair and representatives** from Desert View, Sierra Vista, The Estates, and the Redondo at Mariposa neighborhoods. Please contact Andie Kitson to volunteer.

▪ Andie Kitson	Member	Vista Manzano
▪ Anne Apicella	Member	Castle Peak Loop
▪ Stephanie Brogdon	Member	The Peaks
▪ Johnnie Hamm	Member	Vista de Santa Fe
▪ OPEN	Member	Desert View
▪ Melissa Pedraca	Member	Vista Sandia
▪ Jenni Walker	Member	Pikes Peak Loop
▪ OPEN	Member	Sierra Vista
▪ OPEN	Member	The Estates
▪ OPEN	Member	Redondo at Mariposa

2. Covenants, Conditions & Restrictions (CC&R) Committee

- This committee **needs a Chair and more members** to help the lone person on the committee.
 - Nancy Hatchett Member Vista Manzano

3. Infrastructure Committee

- If any resident has the particular skills set to volunteer to help this committee that would be helpful.
 - Cassandra D'Antonio Chair Sierra Vista
 - John D'Antonio Member Sierra Vista
 - John Hamm Member Vista de Santa Fe
 - Bill Kitson Member Vista Manzano

4. Information Technology

- This committee is currently a committee of one; if anyone would like to join this committee you are more than welcome to do so.
 - Kerry Neef Chair Sierra Vista

5. Resident Communication (RESCOM) Committee

- This essential committee is entirely vacant.
- **We need a Chair, and volunteers to write articles and to publish a newsletter!**

6. Keep Mariposa Beautiful (Special Committee)

Victor Trujillo	<u>Co-Chair</u>	Vista Manzano
Jane Banes-Trujillo	<u>Co-Chair</u>	Vista Manzano

Old Business:

President's Report – Eric Gregory

1. Mr. Gregory conveyed the factors that are affecting our NA's efficiencies.
 - We have a great need to fill staffing vacancies.
 - We need to have an Officer to sit on the Board for each neighborhood. Presently there are four (4) vacancies.
 - We need Neighborhood Captains from each neighborhood for the RESCOM Committee. Presently, there are none.
 - In short, we need volunteers to staff YOUR MNA Standing Committees!
2. Mr. Gregory spoke about the importance of membership.
 - When we have large numbers to represent us, we can speak loudly with one voice! This is important to be able to successfully advocate for the needs and wishes of the Mariposa community.
 - We need your voice, input, ideas, skills, and energy to protect the Mariposa we love and to help it grow in accordance with its original vision.
 - Let's be proactive!

3. The MNA has been hindered, as we all have, by the impact of COVID-19, but we are back into the full swing of things.

Secretary's Report – Kelly Heimgartner

1. Ms. Heimgartner met with Rebecca Martinez, City Clerk, to discuss communication issues with the City.
 - The current city policy regarding Neighborhood Associations (NA) is twenty (20) years old and contains inaccurate information that needs updating. At the time of the meeting, Ms. Martinez said she had her hands full with the March and April elections. However, she agreed the policy needs updating and assured me the city is completely happy to work with our NA.
 - I communicated that one of MNA's largest concerns is that we have no notice of when requests are made to change the Mariposa Community Master Plan. The earliest we are aware of major changes to our neighborhood is when they are being heard by the Planning and Zoning (P&Z) Committee. At this point in the process, things are often so far along that our input is ineffective.
 - Ms. Martinez agreed that the City has not been following the existing NA policy and she will rectify that. She also directed me to the Director of Development Services, Mr. Anthony Caravella, to coordinate communication of changes earlier in the process. Mr. Caravella has not returned my email, so I will call this coming week and set an in-person appointment for Mr. Gregory and me to meet with him.
2. The current By-Laws need updating to reflect some changes, particularly the addition of voting by proxy. After the By-Laws are updated, they will be posted on the website for the membership to review and the Board will call for the approval of the updated version at the Annual General Membership Meeting on Sunday, October 25, 2020, at 4 p.m.
3. Minutes are located at www.MariposaNeighbors.org

Treasurer's Report (see PowerPoint for details) – Kerry Neef

1. Mr. Neef presented the Treasurer's report. He noted a few inaccuracies on the PowerPoint slide. He will correct it.
2. Mr. Neef noted that, due to the slow down related to COVID-19 and the canceled April meeting, our income from dues is lower than had been expected, but our expenses have also been lower. It was also noted that Mary Grace James, the outgoing President, donated \$173 for the printing of the trifold welcome brochure.

Information Technology's Committee Report – Kerry Neef

1. Sixteen (16) new members have joined the MNA since the last meeting in January.
2. This was our first attempt at using Zoom for meetings during COVID-19, and we plan to continue using this platform until it is deemed safe to return to in-person meetings.
3. Mr. Neef called for feedback from members as to how well this teleconferencing meeting went and called for suggestions for improvement to be posted on the website under 'Quarterly Meeting Feedback.'

RESCOM Committee Report – Sarah Felsing

1. Ms. Felsing reiterated Mr. Gregory's plea for volunteers for the Resident Communication Committee as this committee has no members and this committee is vital to achieve our mission of representing all of the residents of Mariposa.
2. Ms. Felsing noted that surveys and contact with members will need to be done digitally for the foreseeable future, again due to COVID-19.

Welcome and Membership Committee Report – Sarah Felsing

1. Ms. Felsing explained the need for Captains for each neighborhood to be a conduit to facilitate communication with the Board and Committees.
2. Ms. Felsing explained the three types of memberships in the MNA
 - By default, every resident and landowner is a member of the MNA.
 - A registered member is a resident who has registered on the MNA website and provided an email address. She emphasized that it is very helpful to the MNA for members to register as that allows us a way to communicate with them and to add to our strength in numbers for having our voice heard.
 - A paying member is a resident who has chosen to pay the volunteer dues of twenty dollars (\$20) per household per year or has provided any amount of donation to the MNA.
 - Dues may be sent to P.O. Box 1894 Bernalillo, NM 87004 with the check made payable to MNA or payable to Mariposa Neighborhood Association. Cash payments may be dropped off at Sarah Felsing's house at 5733 Pikes Peak Loop.

Infrastructure Committee Report – Sara Bryan

1. As John Hamm was not present, Ms. Bryan stepped in to provide some information.
2. Ms. Bryan explained that Mariposa is governed by the Master Plan and by Ordinance Number #33
The Master Plan can be viewed here:

https://rrnm.gov/DocumentCenter/View/75603/2019-Updates-Mariposa_Amendments_51619_Reduced?bidId=

and Ordinance #33 can be viewed as referenced on the second page of the Master Plan link above.

3. One of the residents' largest concerns is for the builders to adhere to the vision set forth in the Master Plan so that the natural beauty of Mariposa is maintained.
4. Ms. Bryan let everyone know that the residents are always welcome to attend the meetings that directly affect our neighborhood. The agendas are posted online in advance of the meetings.
 - The City's Planning and Zoning Committee (P&Z) meets every second (2nd) and Fourth (4th) Tuesday of each month at 6 p.m.

<https://rrnm.gov/2303/Watch-and-Download-City-Meetings> (then choose Planning and Zoning)

- The City's Governing Body (City Council) meets every second (2nd) and Fourth (4th) Wednesday of each month at 6 p.m.

<https://rrnm.gov/2303/Watch-and-Download-City-Meetings?amp;ART=5089&ADMIN=1>(then choose Governing Body)

Keep Mariposa Beautiful Special Committee Report – Victor Trujillo and Jane Banes-Trujillo

1. The Trujillos work with the Community Services Coordinator, Koryn Misbach, to organize clean-up efforts.
2. This season has been hampered by COVID-19 such that the City is only allowing a limit of five (5) people to participate and this is a huge endeavor. It was suggested that perhaps the City might be willing to accommodate ‘flights’ of 5 people at staggered start times to help with the manpower issue. The supplies of trash bags, gloves, and safety vests could be distributed ahead of time to comply with the regulations surrounding COVID-19. The Trujillos will speak to Ms. Misbach to see if the City will work with us on this.
3. There has been illegal dumping of trash between Cayenne Road and Unser. The Trujillos have spoken with the City and if it occurs again the City is willing to install some trail cams to monitor and identify the culprits.
4. The foreclosed empty commercial building across from the Community Center has a lot of trash accumulation. This needs to be rectified by the responsible party. Eric Gregory will bring this to Ed Lyon's attention and find out what entity bears the responsibility for this problem. A member attendee added that either Harvard Investments or the repossessing bank should be held accountable for cleaning this up.

Mariposa Community Association Sustainability Review Board (SRB)

1. With the departure of Ted Walters, we need to fill this vacancy. We worked hard to get the MCA to allow for a resident to have a say on this Board, whose function includes approving variances to the CC&R's, so it is vital that we find a replacement to fill this open position. The MCA will require an application form to be completed. Mr. Gregory called for a volunteer.

New Business:

1. Mr. Gregory stated that there is no new business planned as the MNA needs to clean our slate of action items that have stagnated in the midst of COVID-19 and focus our efforts on recruiting volunteers to fill the numerous vacancies.

Final Business:

SAVE THE DATE

- The next Quarterly Meeting of the MNA is our Annual Meeting.
- It will be held on Sunday, October 25, 2020, at 4 pm.
- The Annual MNA meeting includes the announcement of the Board for 2021.

Final Questions and Comments and Suggestions

NOTE: Some of the answers listed below were given during the meeting. However, the answers below may have been expounded upon to add information that was lacking or to provide clarity.

Attendees asked a variety of questions; some have already been answered in the preceding pages and some questions were asked via chat. Questions that have yet to be addressed are listed here:

- **Question: What can we do if the MCA is not giving the MNA any power?**

Answer:

Currently, the MNA Board meets with the MCA prior to the MCA meetings for discussion and input. We have successfully worked with the MCA to add a resident to the Sustainability Review Board SRB. Due to our representative moving, we need to fill this vacancy as soon as possible. Please contact Eric Gregory to volunteer. We can also continue to advocate for more representation and formally propose specific changes we want to see in the Charter and Guidelines.

We also have other avenues of recourse such as working directly with the City, having our community's voice heard by attending the relevant meetings of the Governing Body (City Council), The Planning and Zoning Board (P&Z), the Mariposa Public Infrastructure Board (PID), and communicating with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

- **Question: How is it that just a few people represent all of Mariposa?**

Answer:

This is exactly the issue the MNA is trying to rectify. The MNA is a legally recognized, non-profit organization composed entirely of volunteers. To represent the wishes of all of the residents, we need volunteers to serve as neighborhood captains to explain to their neighbors the MNA mission and to get neighbors who want representation in the MNA to sign up with their email or physical address so that we have a way to contact them for their input. Currently, we have been limited in our ability to contact neighbors to the list of emails we have from previous meetings' attendees and to those neighbors who are registered on NextDoor. For this meeting, we canvassed every neighborhood and placed the trifold welcome brochure and the meeting announcement on every occupied home in hopes that we would garner more participation.

- **Question: What do dues go to other than fliers and newsletters?**

Answer:

Dues cover the overhead expenses, specifically paying for banking fees, P.O. Box fee, postage, website fee, ZOOM meeting fees, resident surveys, signage, supplies, printing, T-shirts, and social events. The T-shirts are available for sale so that expense is offset by the income of the sales. There has only been one social event, an Ice Cream Social last summer whose purpose was to encourage neighbors to meet and to ask for volunteers. Any excess funds stay in the bank account.

- **Question/Comment: NextDoor has a lot of negative commentary present. Who are the moderators for Mariposa? Can we make the platform restrictive to just Mariposa i.e. exclude Northern Meadows?**

Answer:

The moderators are Martha Greenleaf and Thomas Malone. We will ask the moderators if we can restrict NextDoor to just Mariposa.

- **Comment: MNA could grow with better branding, including differentiating ourselves from the MCA.**

Board Member(s) Response:

Agreed!

- **Comment: It might be a good idea to make the dues mandatory, \$20 is not going to break the bank and it shows people are invested.**

Board Member(s) Response:

There are two limitations relating to that suggestion. First, our By-Laws state that "Payment of dues by the membership shall be strictly voluntary, and non-payment of dues shall not preclude membership." Also, it has been difficult to get neighbors to register without the requirement of mandatory dues, and requiring dues may further hinder the growth of registered members.

- **Question: It was mentioned that there has been a lot of turnover in the MNA as far as participation on the Board and Committees. Is this because people have moved away?**

Answer:

Yes, the majority of turnover has been from residents moving out of the neighborhood. Also, some members only wanted to commit to a one-year term.

- **Question: Can you please explain how the HOA transitions from the builders to the residents?**

Answer:

Unfortunately, that question has a lengthy answer. A Board Member will compile a document that will be posted on our website and/or presented at the next meeting in October.

- **Question: How do I get the MCA's information packet that has the owner's responsibilities and the Community Center's rules, etc.?**

Answer:

Contact Ed Lyons, the on-site MCA Manager via email at elyons@ccmcnet.com or phone (505) 219-2986.

- **Comment/Suggestion: The Peaks has its own Facebook Page and that helps us connect, support, and get to know each other.**

Member Response:

I think a neighborhood Facebook page is a great idea; I could make one for Desert View ([Tita Owre](#)).

- **Suggestion: Maybe don't share the PowerPoint presentation during the Zoom meeting so we can instead see everyone on the screen.**

Board Member(s) Response:

Good Idea!

- **Question: Do you prefer that each individual in the household register, or is it sufficient for one individual in the household register?**

Answer:

It is sufficient for just one member of the household to register. In terms of voting, each residence counts only once regardless of the number of occupants. However, anyone living in the household is welcome to register separately for the purposes of communication through email and/or to have your profile on our website.

Question: Which Neighborhood Communities are complete?

Answer:

Vista Manzano	<u>100%</u> complete	54 homes	54 lots
Desert View	<u>100%</u> complete	49 homes (50 owners)	50 lots
Vista de Santa Fe	<u>100%</u> complete	90 homeowners	90 lots
The Peaks - Pikes Peak	<u>98%</u> complete	91 homeowners	93 lots
Vista Sandia	<u>97%</u> complete	94 homeowners	97 lots
The Peaks - Castle Peak	<u>90%</u> complete	72 homeowners	80 lots
The Peaks as a whole	<u>94%</u> complete	163 homeowners	173 lots
Sierra Vista	<u>92%</u> complete	45 homeowners	49 lots
Redondo at Mariposa	<u>53%</u> complete	72 homeowners	135 lots
The Estates –	has not been tallied yet		

- **Comment: A challenge was put back to the MNA Board. The Board is calling for volunteers, yet neither the Chair nor any member of the Infrastructure Committee showed up to give a report and provide important feedback.**
Response: Point well taken. Mr. Gregory said there is no excuse for that, that it was Mr. Gregory’s responsibility to have ensured this didn’t happen, and he will resolve this going forward.

Meeting was adjourned at 5:35 pm.

MNA 2020 Priorities

Continue to establish the MNA as a thriving organization

- Active engagement with residents
- Finalize resident voting mechanisms for issues and implement voting by petition and/or proxy
- Work with the City on improving their communications with NA’s
- Welcome to each neighborhood by a local ‘captain’
- Maintain a list of residents for ‘community watch’
- Keep local neighbors informed
- Create one subgroup for each neighborhood on NextDoor so that messages specific to that neighborhood can be published within the subgroup and not have to be blasted to all of Mariposa. These subgroups will also be important to allow the BOD to contact specific neighborhoods for neighborhood-specific issues.
- Keep informed about the Mariposa PID and have Mariposa residents run for positions on the 2021 Board.
- Active monitoring of new neighborhoods and Mariposa West
- SCAFCFA – Communication on drainage plans and such
- Review the Mariposa Charter and identify the need for improvements
- Review the Mariposa Guidelines for Sustainability and recommend changes
- Express concerns before changes are implemented, or structures are built
- Update and/or create needed policies e.g. What is currently in the guidelines? What needs to be? For Guidelines for Airbnbs?
- Discriminate between Guidelines vs. Rules. Perhaps some guidelines need to be changed to rules
- Liaison and work collaboratively with MCA (Ed Lyons) on CC&R issues
- Update the MNA Bylaws to reflect changes