

MINUTES

Mariposa Neighborhood Association's Annual General Meeting October 25, 2020, via ZOOM

Meeting called to Order at 4:05 pm by Eric Gregory, MNA President

All Current Board Members Were in Attendance:

Eric Gregory	President	Vista de Santa Fe
Melissa Pedraza	Vice-President	Vista Sandia
Kerry Neef	Treasurer and IT Chair	Sierra Vista
Kelly Heimgartner	Secretary	Desert View
Sara Bryan	Director & Infrastructure Committee Sponsor	The Estates

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

Attendees: There were approximately 30 attendees.

Approval of the July 26, 2020, Quarterly General Meeting Minutes

A call for a motion to approve the Minutes from the July 26, 2020, Quarterly General Meeting was obtained and seconded. There was no discussion. A voice vote was called. Members present voted to approve with no opposition.

PowerPoint Presentation

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

Welcome and Agenda

Mr. Gregory welcomed everyone and presented the meeting agenda.

Introductions:

Mr. Neef introduced the Board of Directors, the Standing Committees' Chairs, and Members and the Special Committees' Chairs and Members.

- **MNA 2020 Board of Directors/Chairs**

BOARD MEMBER

Eric Gregory, President	Vista de Santa Fe
Vacant, Vice President	
Kelly Heimgartner, Secretary	Desert View
Landscaping, RESCOM & Traffic Safety Sponsor	
Kerry Neef, Treasurer & IT Chair	Sierra Vista
Sara Bryan, Director & Infrastructure Sponsor	The Estates

Melissa Pedraza, Director
OPEN Director
OPEN Director
OPEN Director
OPEN Director

Vista Sandia
Pikes Peak Loop
Castle Peak Loop
Vista Manzano
Redondo at Mariposa

- **MNA 2020 Welcome & Membership Chair and Members** (Currently no Board Sponsor)

Vacant	Chair	Can be from any Neighborhood
Jenni Walker	Member	Pikes Peak Loop
Anne Apicella	Member	Castle Peak Loop
Stephanie Brogdon	Member	The Peaks
Johnnie Hamm	Member	Vista de Santa Fe
Andie Kitson	Member	Vista Manzano
OPEN		Desert View
OPEN		Sierra Vista
OPEN		The Estates
OPEN		Redondo

- **Covenants, Conditions & Restrictions (CC&R) Standing Committee** (Currently no Board Sponsor)

This Committee is currently idle pending staffing

Vacant	Chair	Can be from any Neighborhood
Nancy Hatchett	Member	Vista Manzano

- **Infrastructure Standing Committee** (Board Sponsor Sara Bryan)

Cassandra D'Antonio	Chair	Sierra Vista
John Hamm	Member	Vista de Santa Fe
Bill Kitson	Member	Vista Manzano
Angela Muxworthy	Member	Vista de Santa Fe
Lonnie Rowell	Member	Sierra Vista
John D'Antonio	Member	Sierra Vista

- **Information Technology Standing Committee** (Board Sponsor Kerry Neef)

Kerry Neef	Chair	Sierra Vista
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- **Resident Communication (RESCOM) Standing Committee** (Board Sponsor Kelly Heimgartner)

Lisa Colb - Co-Chair		Desert View
Tita Owre - Co-Chair		Desert View
Deborah Dobransky		Desert View

- **Keep Mariposa Beautiful Special Committee** (Currently no Board Sponsor)

Victor Trujillo	Co-Chair	Vista Manzano
Jane Banes-Trujillo	Co-Chair	Vista Manzano

- **Traffic Safety Special Committee** (Board Sponsor Kelly Heimgartner)

Thomas Malone	Co-Chair	Castle Peak Loop
Robin Shay Saunders	Co-Chair	Redondo at Mariposa

- **Landscaping in the Common Areas Special Committee** (Board Sponsor Kelly Heimgartner)

Lisa Colb	Co-Chair	Desert View
Tita Owre	Co-Chair	Desert View
Deborah Dobransky	Member	Desert View

Old Business:

President’s Report – Eric Gregory

1. Mr. Gregory spoke of the importance of all of us working together. We need everyone’s ideas, energy, and staffing. There are four (4) open Officer positions on the MNA Board. We need these Directors’ positions filled so that each neighborhood is represented on the Board.
2. Mr. Gregory spoke about the importance of membership. This is the residents’ way to reach the Rio Rancho City, the Sandoval County, and the New Mexico State officials. Please come forward and be proactive.
3. The MNA has adjusted to doing business in the era of COVID-19. We will continue doing business via Zoom and email until restrictions are lifted.
4. The MNA sent a letter dated August 31, 2020, to Mayor Hull and to the Rio Rancho City Attorney regarding what the MNA views as a conflict of interest with two of the five voting Public Improvement Board (PID) board members: Tim Brislin, who represents Harvard Investments, and Jack Eichorn who Chairs the PID Board and also works for Tim Brislin and Harvard Investments. MNA recommends in the letter that one of these two Mariposa East PID Board Members, Tim Brislin or Jack Eichorn immediately resigns and the position filled by a qualified Mariposa resident. Mr. Gregory spoke with Mayor Hull on Friday, October 23, 2020, and found the city has no answer yet. As of Friday, there had also been no word from the City Attorney.

Secretary's Report – Kelly Heimgartner

1. A special committee will be formed to review and update as needed the MNA bylaws. Anyone who would like to join this Special Committee is welcome. It will be a short-lived Committee in that the updated bylaws will be put to a vote by the membership at the January Quarterly Meeting.

- Minutes can be located at www.MariposaNeighbors.org

Treasurer’s Report– Kerry Neef

<u>Income</u>		<u>Expenses</u>		<u>Bank Balance</u>	
Voluntary Dues (5)	\$100	Zoom (July)	<u>\$13</u>	As of 06/30/2020	<u>\$820.06</u>
Zoom Fee Donation	\$ 13	Total	\$13		
Cash Donations	<u>\$ 20</u>				
		<u>Unreimbursed Expenses</u>			
<u>TOTAL Income</u>	<u>\$133</u>	P.O. Box for 6 months	\$53		
		Zoom (October)	<u>\$13</u>		
		Total	\$66		
		<u>Total All Expenses</u>	<u>\$79</u>		

- Mr. Neef apologized for not cashing the voluntary dues checks he received in a more timely manner.
- Mr. Neef noted that because we are no longer meeting in person due to COVID-19, our income from dues is lower than had been expected. It is really at the in-person meeting when we have our table set up greeting people as they arrive that we best collect the voluntary dues. However, it is also true that our expenses have been lower since we have not been able to host in-person membership drive socials. It was also noted that he donated one month of the Zoom fees.
- A call for a motion to approve the Treasurer’s Report was obtained and seconded. There was no discussion. A voice vote was called. Members present voted to approve with no opposition.

Welcome and Membership Committee Report – Eric Gregory

- As there is currently no chair for this Committee, Mr. Gregory gave the report.
- Mr. Gregory noted how vital this Committee is. It is important to welcome new neighbors as they move into the Neighborhoods (and there are a lot of new neighbors). An initial friendly contact giving new neighbors information about Mariposa and the area is one of the main goals of this Committee.
- Anne Apicella, a Committee Member, noted that the Committee has successfully completed a Welcoming Brochure (the trifold document distributed to nearly all households in July of this year). She recommended that the MNA Board send out an email targeting those neighborhoods that do not have a representative on this Committee. Eric Gregory and Kerry Neef agreed to do so.
- Kelly will follow-up to see about printing more of the Welcoming Trifold Brochure as she believes the supply was exhausted in July.

CC&Rs Committee Report – Kerry Neef

- As there is currently no chair for this Committee, Mr. Neef gave the report.
- When the MNA takes over from the HOA, we will be entirely responsible for enforcing the CC&Rs.

3. Ted Walters had been tracking, reviewing, updating, and trying to make enforceable the current CC&Rs. With his departure and until someone with the wherewithal and energy to pick this up, this will become a back burner issue as this is currently under the control of the HOA and they are reticent to make any changes to the CC&Rs.

Infrastructure Committee Report – Cassandra D’Antonio

2020 ACCOMPLISHMENTS

1. Compiled electronic library and uploaded Mariposa East documents on www.MariposaNeighbors.org/pages:
 - Drainage Masterplan
 - Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) Arroyos with Protected Easements
 - Construction Plans & Final Plats for all neighborhoods
 - 2014 Development Agreement between Harvard and Rio Rancho
 - 2019 Rezoning Ordinance and Masterplan Amendments
 - Mrs. D’Antonio noted that Mixed Use Zoning basically means it can be most anything. “Rumor” has it that the zone change to MU-A in the “M” lots across from the Community Center means some apartments.
 - Clean Water Act (CWA) 404 Permit
 - Various PID Documents
2. Monitored P&Z and City Council meeting agendas for issues impacting Mariposa East
3. Obtained Chains of Title for Mariposa East & prepared development chronology to be posted soon on MNA website
4. Jemez Vista Development
 - Submitted inquiries & complaints regarding fugitive dust and other environmental and health & safety concerns to the State Environment Department, Rio Rancho Development Services, SSCAFCA, and Councilor Bob Tyler
 - The city does have an ordinance, 91.08, Dust Control, but that ordinance does not have any teeth so the Committee is lobbying to require permitting
 - Hired pro bono attorney to submit FOIA request for Administrative Record & informal protest of USACE’s issuance/extension of CWA 404 permit
 - It is the Infrastructure Committee’s initial opinion that D.R. Horton did not have the authority to fill in the arroyos that they did fill.
 - Submitted comment letter to City Planning Department regarding P&Z’s Jemez Vista Final Plat Approval
5. Added two new members to Committee (Angela Muxworthy & Lonnie Rowell)

2021 PROPOSED GOALS & OBJECTIVES

1. Schedule regular monthly committee meetings the first Friday of every month at 11:00 AM
2. Survey registered MNA membership for concerns
3. Change the name of the committee to more adequately reflect its mission
4. Prepare and submit a monthly column for the MNA newsletter on the 15th of every month
5. Monitor P&Z, Governing Body & SSCAFCA Board meeting agendas for issues impacting Mariposa
6. Meet with our County Commissioner, P&Z Representative, State Representative, City Councilor, etc. to discuss concerns, goals & objectives
7. Research and educate ourselves and membership on RR’s P&Z regulations and discern areas of improvement
8. Lobby Sandoval County for Fugitive Dust Permitting requirements

9. Continue monitoring development in Mariposa for compliance with all federal, state, and local regulations, ordinances, permits, etc.
10. Continue chronology of Mariposa East Development and prepare a historical narrative for distribution on MNA website
11. Consider Facebook page as another communication tool
12. Prepare 2021 Infrastructure Committee Goals & Objectives and submit to MNA Board for review and approval by end of the year 2020
13. Additionally, they will contact the City Clerk regarding the election process for the PID Board as there will be an election in 2021 for the three spots that are currently held by builders/developers.

IT Committee Report – Kerry Neef

1. Mr. Neef said there was a period recently when he was having trouble accessing the info@mariposaneighbors.org so if anyone had sent a question or concern into the MNA that way and did not receive a response, he apologizes. It is back up and running now and messages will be looked at regularly.
2. David Diaz has graciously volunteered to help out on this Committee and while his help hasn't been needed yet, Kerry may call for it soon.

RESCOM Committee Report – Lisa Owre

1. Lisa Colb and her sister, Tita Owre are new to Mariposa arriving here from Minnesota in April. As new to both Mariposa and the MNA, they are both feeling their oats and getting to know the ropes.
2. Initially, their main goals as Co-Chairs of RESCOM are to increase the awareness in the community that the MNA exists, to increase communication with the membership, and to encourage involvement in the MNA.
3. Tita Owre, who is tech-savvy, invites the newcomers to the neighborhood that she sees on NextDoor to join the MNA.
4. They plan to put out a monthly newsletter to be distributed via email.

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, even given the COVID-19 restrictions, they had a very successful clean-up from Cayenne to NW Loop of Unser.

Traffic Safety Special Committee Report – Kelly Heimgartner

1. Mrs. Heimgartner summarized the Oct 8th meeting she had with the City Traffic Engineer, Travis Johnson
 - a. For the City to be able to institute any type of traffic calming measures a Traffic Study would have to be done. Because COVID-19 caused delays, while Mr. Johnson is happy to do a study to see if our roads meet the criteria (though he doubts it will) our place in the queue means it would be the **Fall of 2021** before that would happen. This is because many citizens of Rio Rancho have similar concerns so there are a lot of people ahead of us in line. Further, because of COVID-19, most traffic studies citywide will not meet these requirements that would allow for any traffic calming measures to be implemented at present, partly because without schools in session there isn't a high enough volume on the roads.

- b. Mr. Johnson believes the neighborhood would be best served by having better enforcement of the existing traffic rules and that the best way to get compliance with traffic laws and behavior change is through the pocketbook via tickets issued by RRPD. He referred me to Sgt. Thacker of the RRPD Traffic Unit.
 - c. Mrs. Heimgartner brought to his attention that traveling the 2 miles northbound from Overlook to Venada Rd there is no speed limit signage at all. Mr. Johnson said that could easily be contributing to drivers traveling too fast until they see the first 30 mph sign just north of Venada Rd. and he said that is an easy fix and was an oversight by the builders and his department. He should be able to have those up in 3-4 weeks.
 - d. She also mentioned that there are several roads that when intersecting with Blue Grama have a very short line of sight. I asked if there are preset parameters that say when the sign that shows an intersecting road ahead is warranted. He said there are, it has to do with the curvature and the speed of the road. He asked that I send him the specific intersection that may be problematic and he will review them to see if signage needs to be added.
 - e. The complete minutes of the conversation can be found on the MNA website www.mariposaneighbors.org
2. Mrs. Heimgartner discussed that letters had been sent out on Oct 9th to all of the active builders in the neighborhood asking for their employees and subcontractors to comply with existing traffic laws as well as to the MCA/HOA/CCMC to help us in our endeavor to improve traffic safety in Mariposa. All responded in a positive and timely manner to our request.
 3. A request for enhanced enforcement of existing traffic laws was submitted on Oct 21st to Sgt. Thacker.
 4. We also need to engage with residents to ask for their compliance as it is not just the construction vehicles who are breaking the traffic laws. Many residents are also guilty of excessive speeding and running of stop signs.
 5. Finally, we will survey the residents to see if, after these measures have been in place for some time, they have helped mitigate the problems.

Landscaping in the Common Areas Special Committee Report – Kelly Heimgartner

1. This Committee is a newly formed Committee specifically tasked with correcting problems that are occurring with the landscaping including broken irrigation, inappropriate pruning of shrubs, and the general care and maintenance of the landscapes in the Common Areas that our HOA dues pay for. Complaints have been made to Ed Lyons without result, hence the necessity to form this Committee.
2. The Co-Chairs have developed a survey to ask our membership about how they feel in regards to the state of the landscaping in the Common Areas which should be available on our website in the next week.
3. Lonnie Rowell asked if we could engage with the issue of the empty commercial building and all of its dead and dying plants. It is no longer being maintained as it is in foreclosure and for sale. Eric Gregory said he will bring it up at an upcoming meeting the MNA Board is having with the MCA/HOA/CCMC.

Old Business:

1. With the departure of Ted Walters, we need to fill the vacancy on the Mariposa Community Association Sustainability Review Board (SRB). 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. Anyone who is interested in

applying or knows of someone in the neighborhood who would be a good candidate to fill this position is encouraged to contact Eric Gregory.

2. Eric Gregory is following up with the Mayor and the City Attorney as we have not heard back from the letter the MNA sent to them regarding what the MNA views as a conflict of interest of having developers and builders who have a financial stake in neighborhood development being members on the Mariposa East Public Improvement District Board

New Business:

1. We need to establish a relationship with Matt Geisel, Rio Rancho Acting Director of Development Services. Kelly Heimgartner agreed to set up a meeting with him.
2. Cassandra D'Antonio noted that we should ask Mr. Geisel to get the City to comply with their existing policies.

2021 Board of Directors Selection Process in Late Summer and Early Fall:

1. We have had numerous postings on NextDoor.Com calling for volunteers to represent their neighborhoods
2. Request for volunteers on MNA website
3. Unfortunately, we were not able to host any in-person activities/membership drives due to COVID-19
4. The following slate of Board of Directors has been put forth:

<u>NEIGHBORHOOD</u>	<u>BOARD MEMBER</u>	<u>POSITION</u>
Vista de Santa Fe	Eric Gregory	President
Vista Sandia	Melissa Pedraza	Vice President
Desert View	Kelly Heimgartner	Secretary
Sierra Vista	Kerry Neef	Treasurer
The Estates	Sara Bryan	Director
The Peaks (Castle Peak)	VACANT	
The Peaks (Pikes Peak)	VACANT	
Redondo (Pulte)	VACANT	
Vista Manzano	VACANT	

A call for a motion to approve the slate was obtained and seconded. There was no discussion. A voice vote was called. Members present voted to approve the new Board with no opposition.

Final Business:

SAVE THE DATE

- The next Quarterly Meeting of the MNA is our Quarterly Meeting in January.
- It will be held on Sunday, January 24, 2020, at 4 pm via Zoom.

Final Questions / Comments / Suggestions

- Anne Apicella suggested that the Keep Mariposa Beautiful be expanded to include streets and areas inside of Mariposa, not just the stretch of Unser that we maintain semi-annually.
- The Trujillos responded that they do not have any plans to coordinate another cleanup until April.
- Victor Trujillo joked that the City of Rio Rancho had become the “City of Subdivision”
- Cassandra D’Antonio noted that the MNA is not anti-development but that we just want sensitive, environmentally friendly development. And not unexpectedly, the City is pro-development as they need to increase their tax base.
- Lonnie Rowell said that practically speaking our new campaign should focus on Monarch and Papillion as they are next in line. He feels the City and Developers interests are aligned and residents are not the first interest.
- Sara Bryan said that new stakes are showing up on the land by the Fire Station and the backside of Pulte. A small drilling rig was spotted which usually suggests soil sampling is being done for submission of a geological survey. Per Amy Rincon, no paperwork has yet to be filed with the City regarding the Monarch Development.

Meeting was adjourned at 5:13 pm