

MINUTES

**Mariposa Neighborhood Association's First Quarterly General Meeting of January 26, 2020**

Call to Order at 4:02 pm by Mary Grace James, MNA President

All Current Board Members Were In Attendance:

Mary Grace James	President	Castle Peak Loop et al
Eric Gregory	Vice 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
OPEN Director		Vista Manzano
OPEN Director		Vista Sandia
OPEN Director		Redondo at Mariposa

Quorum: The quorum was satisfied as six (6) of the six (6) currently filled Board Members were present.

Committee Members in Attendance:

Welcome and Membership Committee:

Andie Kitson	Chair	Vista Manzano
Johnnie Hamm	Member	Vista de Santa Fe
Jenni Walker	Member	Pikes Peak Loop et al

Covenants, Conditions & Restrictions (CC&R) Committee:

Nancy Hatchett	Member	Vista Manzano
Terri Merkley	Member	Vista de Santa Fe

Infrastructure Committee:

John Hamm	Member	Vista de Santa Fe
Bill Kitson	Member	Vista Manzano

Attendees: There were thirty-two (32) attendees.

Introductions:

Ms. James 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.

Ms. James presented Standing Committee Chairs and Members and ***called for volunteers to fill the three (3) open positions on the Welcome and Membership Committee*** to represent Sierra Vista, The Estates, and the Redondo at Mariposa neighborhoods.

Ms. James spoke about the fourth Standing Committee, the Resident Communication Committee (RESCOM). RESCOM is in **great need** of a Committee Chair, Members, a Writer for Articles, and a Newsletter Publisher. She **called for volunteers for this vital Committee!** Sarah Felsing is the Board Sponsor for this Standing Committee.

#### Purpose of the Mariposa Neighborhood Association (MNA):

Ms. James detailed that the purpose of the Mariposa Neighborhood Association is to **Preserve the property values and quality of life for property owners/residents of our unique neighborhood.** (see powerpoint for details)

Additionally, she stressed the importance of hearing from residents with their thoughts, needs, recommendations, and questions. Mariposa now has 500+ households with two (2) neighborhoods finished and four (4) nearly completed.

#### Guest Speaker Penny Knipps:

We were very fortunate to have Penny Knipps, Rio Rancho Public Improvement Districts (PID) Board Member, come to speak with us about the Mariposa PID. She gave a history and explanation for the PID. To summarize:

- In 2006, a 16 million dollar General Obligation Bond was approved and issued by the city to allow for infrastructure development, including a water supply system and a wastewater treatment facility. 12.7 Million has been used to date, and the remaining 3.3 million has been set aside in a checking account at the Bank of Albuquerque.
- The first election was held on August 11, 2015, and voting was weighted based on the amount of property owned. Penny Knipps was asked to run. She ran unopposed and was elected and re-elected in 2019.
- In 2019, Scott Rose ran unopposed, was elected, and joined the PID Board.
- The next election of PID Board members will be in 2021.
- On February 4, 2020, the Board will meet at City Hall to specifically discuss the potential option of investing the excess funds in the Bank of America account as the law has recently changed and now allows for that option. This meeting will follow the Roberts Rules of Order and is open to the public as all of the Board's meetings are.
- Penny will endeavor to ensure that future notifications of PID Board meetings will be published on NextDoor and posted on the Community Center's bulletin board.

Penny then took questions from the audience. The questions/answers are recounted below:

- **What exactly does the PID Board do?**
  1. While the Board is to meet quarterly, in reality, they typically meet in late May to review the financial statement and the next year's budget. Then, in late June, these are finalized and sent to the NM State Auditor's Office.
  2. The 2018 report is available on-line, and 2019 is still in review, so it is yet to be published.
  3. In 2018, a letter was received that noted that Harvard was only paying a small portion of the tax for the land they owned. Therefore, for any future development of Tranche C, Harvard asked the Board for an increase in the levy to provide for future infrastructure development in that particular area. *The increased levy will only apply to Tranche C properties.*
  4. In 2019, Pulte decreased the number of homes to be built in Redonda to 135, therefore to accommodate this change, the Pulte asked for the per home levy to be recalculated to make sure that they can ultimately pay off their portion of the bond in the same time frame as the original levy would have done. So while the amount of the levy for the neighborhood did not increase, because the same amount is now spread over fewer homes, each homeowner did see their levy increase. This was a one time fix. *This increase only applies to that particular neighborhood.*

- **What can the PID board do, and what can they not do?**
  1. Any amendments to the bond cannot be detrimental to the bond.
  2. Investors are allowed legal counsel.
  3. The bondholders are a group of investors; Penny does not know their exact names because the PID Board does not work directly with them, but instead, the Board works with attorneys out of Santa Fe.
- **When does the bond mature?**
  1. The bond was issued in February 2006, and Penny believes it will be paid off in 2034, though she said she would have to double-check that date. [Subsequent to the 1/26/20 meeting, it has been confirmed that the end date is 2032]
  2. Penny explained that each resident may pay off their property's special levy in full at any point in time, as opposed to continuing to have a portion of the special levy added to one's annual property tax bill.
- **Where can we find the annual financial reports sent to the State Auditor?**
  1. Penny verbally provided the website address as <http://saonm.org/auditing/audit-report-search/> and said she would verify that this was correct by posting on NextDoor.
  2. She also mentioned that the PID Board follows the Freedom of Information Act, and any questions in this regard can be directed to Joe Miano.

#### Old Business:

##### Secretary's Report

1. Minutes of the October 28, 2019, Annual Meeting were distributed to members in attendance. Ms. Heimgartner called for a motion to approve these minutes, which was obtained, seconded, and members present voted to approve with no objections.
2. Ms. Heimgartner met with the Rebecca Martinez, City Clerk, to introduce herself as the new MNA Secretary and to liaison as the point of contact.
3. The list of the 2020 Board of Directors was submitted to the City Clerk.
4. The updated list of the 2020 Board of Directors, noting Kerry Neef as the new Treasurer was submitted to the City Clerk.
5. A meeting between Ms. Martinez, Ms. James, and Ms. Heimgartner has been requested to discuss an update to the city's NA policies as the current policy is approximately 20 years old.
6. Minutes are located at [www.MariposaNeighbors.org](http://www.MariposaNeighbors.org)

##### Treasurer's Report (see powerpoint for details)

Ms. James presented the Treasurer's report. A motion to approve the Budget and Financials was called for, was obtained, seconded, and members present voted to approve with no objections. The survey expense is to allow for resident's direct input into MNA positions.

1. A member from the audience brought to everyone's attention that, because the MNA is a non-profit organization, any donations to the MNA are deductible on an individual's tax return.
2. A member asked if the MNA is required to file a tax return each year. Mr. Neef said that yes, the MNA does indeed have to file a return every year.

## New Business:

### President's Report

#### **Discussion of the Papillon Master Plan**

1. 12-10-19 P&Z approved with recommended conditions, based on SSCAFCA.  
<https://www.rrnm.gov/29/Governing-Body>
2. Amrep said that after SSCAFCA determination is completed on arroyos, the TIA (traffic study) will be completed. Details to follow.
3. Papillon is not part of Mariposa, but because of its location, it behooves us to follow the progress so that the MNA can provide input if need be.

#### **Outcome of the December 4, 2019 meeting with MCA**

1. **Approval of resident involvement with current MCA Sustainability Review Board**
  - a) Currently, only Jack Eichorn, Mariposa's on-the-ground project manager, and Ed Lyons, the MCA Manager, are on the Sustainability Review Board (SRB). As two (2) of the six (6) neighborhoods are completed, and four (4) of the six (6) neighborhoods are more than 75% completed, the MNA asked for resident representation for all six (6) neighborhoods. a
  - b) MCA agreed that one (1) resident could be on the SRB to represent the two (2) 100% completed neighborhoods.
  - c) *Ted Walters applied for and was accepted to the SRB.*
2. **The MCA requested MNA assistance to advocate for road improvement** through the city as Mr. Eichorn said that the MCA's efforts to address this with the city have not yielded many results.
3. Discussion of **what the MNA and/or residents can do to secure road improvements** ensued as follows:
  - a) Ms. James put this to the members present, and the members agreed that this was an issue the MNA should get behind.
  - b) Specifically, members should endeavor to consistently and frequently use the Report Rio Rancho app to report road problems and poor road conditions you see on Unser.
  - c) The app can also be used to report road issues inside Mariposa as well.
  - d) When communicating with the city, it can be helpful to speak about the inadequate road conditions from the perspective of safety, including the fact that we have a geriatric population as well as children and bicyclists, each of whom has their own unique safety concerns.
  - e) It was noted that one can choose to go to small claims court to recover damages caused by accidents due to inadequate road conditions.
  - f) Another avenue to address this problem is to attend and speak at the City Council meetings about road conditions. Terri Merkley spoke to the City Council at their last Board meeting about the traffic issues on Unser and how these conditions are an additional reason to improve the road.
  - g) Another member said that the pavement is 12 years old and that only 'band-aid' measures have been taken to remediate this damaged roadway.
  - h) The MNA, as well as individual residents, should try to get and keep the ear of our City Councilor, Bob Tyler (District 3 Councilor / Deputy Mayor)

- i) A member announced that there are two (2) Bonds on the upcoming City of Rio Rancho **Municipal Election, and one bond is specifically for road improvements.** Furthermore, while the election is on March 3, 2020, early voting begins February 4, 2020.

## MNA 2020 Priorities

1. Continue to establish the MNA as a thriving organization
  - a) Establish resident voting mechanisms for issues and implement voting by petition and/or proxy.
    - We need a formal way to represent residents.
    - Mr. Gregory and Ms. Heimgartner have begun this process.
  - b) Work with the City on improving their communications with NA's.
    - Is there a sole representative designated to deal with NAs?
    - Ms. Heimgartner believes this is the City Clerk, Rebecca Martinez, but she will verify.
  
2. Active engagement with residents **This is high on the Priority List!**
  - a) Welcome & Membership
    - Welcome to each neighborhood by a local 'captain.'
    - Maintain a list of residents for 'community watch.'
    - Keep local neighbors informed.
  
  - b) Resident Communications
  - c) Website
    - <http://www.mariposaneighbors.org/>
    - Questions can be emailed to [info@mariposaneighbors.org](mailto:info@mariposaneighbors.org)
  
  - d) Newsletter
    - Andie Kitson as the Chair of the Welcome and Membership Committee is working with that committee to create a trifold welcome letter which will not only explain what the MNA is, call for volunteers, but will also have important local information on it with the vision that this will serve as a reference that residents will want to keep handy.
    - The Committee Sponsor will review and send it to the Board for approval.
    - It is vital that every single resident receives this newsletter delivered by hand by the Neighborhood Captains.
  
  - e) NextDoor 'Neighborhood Groups'
    - Mr. Neef will 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.

### 3. Work the Opportunities (Issues)

#### a) Infrastructure

- Keep informed about the Mariposa PID.
  - **Next PID Board Meeting is Tuesday, February 4, 2020, at 2 pm at City Hall.**
- Active monitoring of Papillon, other possible new neighborhoods, and Mariposa West. Ms. Bryan gave an update as follows:
  - Papillon is currently waiting for input and approval from SSCAFCA.
  - Monarch is a new neighborhood proposed located between the Redondo (Pulte) neighborhood and the fire station. DelWebb is planning on developing it, but the project is currently on hold.
  - Butterfly Holdings LLC has presented a preliminary plat proposal for a new subdivision of 26 lots. These 'M' lots across from the Community Center will be considered by the **City's Planning and Zoning Board on January 28, 2020, at 6 p.m. at City Hall.**
  - Mariposa West is the undeveloped land located at the far end of Blue Grama and past Harvard's undeveloped R-4 area. It is owned by High Desert and is currently for sale. The Infrastructure Committee is trying to contact conservative groups to see if they can help keep some of these lands preserved and safe from building.
  - A question was asked: Who owns the Mariposa Preserve? [Subsequent to the 1/26/20 meeting, it has been confirmed to be the Albuquerque Academy]
- SSCAFCA – Communication on drainage plans and such.

#### b) Community Covenants & Restrictions

- Review the Charter and identify the need for improvements.
- Review the Guidelines for Sustainability and recommend changes.
  - Ted Walters is the liaison.
  - Express concerns before changes are implemented, or structures are built.
  - Update and/or create needed policies
    - What is currently in the guidelines?
    - What needs to be? For example, a guideline for AirBnBs?
    - Guidelines vs. Rules...perhaps some guidelines need to be changed to rules.
- Liaison with MCA (Ed Lyons) on CC&R issues.

Final Business:

1. **GET INVOLVED**

- a. Ms. James recognized and thanked **Vic and Jane Trujillo** as MNA's Special Committee Members. They are the Keep Mariposa Beautiful Committee. They schedule two (2) clean-up events per year and ask for volunteers to help them with the City's Toss No Mas campaign.
- b. **PLEASE VOLUNTEER!** We welcome everyone.
  - i. We need Representatives to sit on the Board of Directors for these three neighborhoods: Vista Sandia, Vista Manzano, and Redondo at Mariposa.
  - ii. We need a Chair and Members for the RESCOM Standing Committee.

2. **SAVE THE DATE**

The next Quarterly Meeting of the MNA will be on Sunday, April 26, 2020.

3. **COMING SOON**

- a. MNA Welcome Packet
- b. MNA Monthly Newsletter
- c. MNA Electronic Document Library

4. **FINAL QUESTIONS**

The HOA has changed its platform manager to FrontSteps. So far, this new website does not include a resident directory. As it is brand new, we will wait to see what all it will contain. Some residents are having trouble establishing their new account. Issues about getting set up on the new platform should be addressed to Ed Lyons, the MCA Community Manager.

Meeting was concluded at 5:05 pm by Mary Grace James, MNA President.