



**Grant County Dos Griegos Homeowner's Association II**  
**Annual Membership Meeting/June 26, 2012**

**MINUTES**

**10:10 a.m.– Call to order by Richard Zimmel, President**

**I) Welcome and Introductions**

- Richard Zimmel introduced the other three new Board of Directors, who were all in attendance:
  - John Zamar, Vice President
  - Tom Moore, Treasurer
  - Vicki Barnitt, Secretary
- Richard reviewed the purpose of the new Board – to support the community and enforce covenants so that all residents can safely and legally enjoy living in Dos Griegos; Directed members to the DGII website for people to access more information: [dosgriegosii.com](http://dosgriegosii.com). In the future, all HOA meetings will be on the website calendar. Richard gave an update on lots: Jim Carris (DG developer) is selling the majority of his properties to an investor, however, the transaction has not closed at this time. Carris may retain one or two lots.
- **Announcement of Proxies:** Vicki received a total of 8 proxies/50 votes
  - 4 Proxies totaling 44 votes to Richard Zimmel
  - 2 Proxies totaling 4 votes to John Zamar
  - 1 Proxy for 1 vote to Vicki Barnitt
  - 1 Proxy for 1 vote to Mike Gardner (not in attendance)
- **Vicki asked members for other nominations:** None were given. All ballots will be counted today for the positions of Vice President and Secretary.
- Vicki asked for volunteers to count the ballots for Vice President and Secretary. Dorothy Moore and Rebecca Summer volunteered and completed the *Ballot Tally Sheet* (which included proxies and mail-in votes), and was given to the Secretary (see below for vote results).

**II) President's Report–Richard provided a report on the following:**

- **Septic system** – update on homeowner septic system maintenance:

When DG was originally developed, the developer put up a *Liquid Waste Bond* of \$10,000 to Grant County for HOA management of all homeowner septic systems.

Homeowners, however, have been paying for and maintaining their individual systems. In 2020, members voted in favor of making a Covenant change (with DG I, II, and IV) to remove the responsibility of the septic system/liquid waste systems from the HOA to individual homeowners (see minutes from 2020 annual meeting). The previous Board initiated all legal matters to complete the Covenant change process. Due to this Covenant change, DG II received a check from Grant County (May, 2021) for \$3,700, which was deposited into the DGII checking account.

○ **Insurance: Policies:**

There are two separate insurance policies for DG II: one policy for common area liability, and one policy for Board of Directors liability; Insurance is the biggest expense in our Annual Budget (almost 40% of total Budget). Richard discovered that DG II has been paying for auto insurance at \$218 per year since the early days of the development because, at that time, meetings were held in Santa Fe. Auto insurance was provided for Board members to travel to and from Santa Fe to conduct HOA business. Since Board meetings are currently held locally, there is no longer a need for auto insurance, which has been cancelled, resulting in a savings of \$218 a year.

In an effort to find less expensive liability insurance, Richard attempted to obtain quotes from several other insurance companies, but other companies he contacted (local and national) could not offer a lower quote. This is due to the provider policy requirement that the Dos Griegos II development's lots be 65% built-out with homes. Since DG II does not meet that requirement, the insurance will remain at a higher rate. State Farm did indicate that our combined common area and board liability policies would be about \$1,400 per year if we met the 65% buildout, which would be a savings of over \$700 per year.

○ **Common areas:**

- ATV usage (which is prohibited) on the Common Area B walking trail has been curtailed but has been the *biggest issue* with residents. The two (north and south) gates on the walking trail now have new combination locks. Lock combinations have been changed and will not be shared with residents to avoid entry and usage of ATVs on the trail. The combinations are held by the Board and the Pinos Altos Volunteer Fire Dept. in the event of a fire and if County Fire Department access is needed. Board is monitoring the locks so that they will continue to deter usage of ATVs. Pedestrian traffic only is allowed in all common areas.
- **Question**-Rebecca: *Does the gate sign say motorized vehicles?*

- **Response from Richard Z:** Yes, and the covenant (which was read aloud to the members) also states that a road must meet *county road requirements*, and the Common Area B trail **does not** meet the county requirements for a road.
- **Comment:** John Kramer: If it will be used as an escape route, we need to make sure both locks are opened.
- **Response:** Vicki stated that the fire department will open both locks if necessary.
- **Response:** Rebecca: I spoke with PA fire dept. and they said the trail should not be used as an escape route in case of fire.
- **Comment - Vicki** stated that Diane Taliaferro, the former Gila National Forest Supervisor, also stated earlier that this trail should not be used as an escape route.
- **Comment - Vicki:** The issue of mountain bikes on the trail is also a safety issue. She received one resident complaint that they were almost hit by people on bikes while walking on the trail.

### III) Tom Moore gave Treasurer's Report (see attached budget):

- Assessments paid YTD
- Update on budget 2021
  - Income: Ahead on the budget due to liquid waste bond refund of \$3,700
  - Expenses: Property tax and insurance are coming up in August/Sept.
  - Budget 2022: Error: 24 lots with homes; 88 lots unimproved
  - Since January 2021, 6 lots were transferred: \$900 total fees: 72, 73, 75, 108, 159, 186
  - Donation was made to PAVFD in the amount of \$500

### IV) Firewise Report: *Wildfire Prep Day* Activities–May 2021 (see attached)

- Vicki provided a report on this year's *National Community Wildfire Prevention Event* (May 1, 2021):
  - Thanked all property owners for their work and involvement in the Fire Prevention activities. It really makes a difference. Special thanks were given to Richard for hauling resident's trimmings to the collection area, and John Zamar for painting all of the fire hydrants per fire department regulation. Thanks were also given to Lucy Whitmarsh, PAVFD Asst. Fire Chief, for her efforts to coordinate fire department personnel, equipment (chipper) and activities on May 1<sup>st</sup>.
  - The fire hydrant tops were not painted as John is waiting for them to be tested by the County. Tops will be painted specific colors per County regulations as a result of testing.
  - **Comment-Rebecca:** Fire hydrant is tested at Chimboraza every day to check valves – this hydrant serves properties on Chimboraza only.

- **Comment** – Tyler Johnson: Hydrant on end of Swan has been pressure checked twice that he knows of.
- **Several residents** asked for information on local Tree Trimming companies. Vicki will make sure the contact information for Burro Mountain Tree Thinning is posted on our website. Out of three quotes for our 2018 thinning project, Burro Mountain had the lowest prices and Ken Robie (owner) does an excellent job.
- **Richard** asked for a motion to continue our DG II annual donation of \$500 to the Pinos Altos Volunteer Fire Department (PAVFD), to come from the annual budget.
- **Rebecca** made a motion to donate \$500 to PAVFD; Keith Townsley seconded the motion; All in attendance voted yes. Motion to continue an annual donation of \$500 to the PAVFD passed.

## V) Old Business

- **Sign Committee-UPDATE**
  - **Richard Z:** DG II Board previously received permission from homeowner, Dr. Mittica, to put a sign on his land, which borders Swan Ave. Survey company Z3 was to survey – they did some but it wasn't completed or marked with pins. Richard has gone to the Z3 office 3 times to ask them to finish the survey. They responded they are too busy. Dr. Mittica has rescinded his offer to locate the new sign on his property. The Board is working to find another location for a new sign. According to the County, the current sign needs to be on breakaway poles per road easement requirements.
  - **Comment** - John Kramer: Wood post signs need to be on breakaway poles. State standards allow for holes to be drilled in the existing wood posts to make them breakaway, as an alternative to putting the sign on metal posts.
  - **Question**-Tyler Johnson: *Will there be a better sign sometime?* Would be nice to have a nice sign with landscaping at the entry of our community. Volunteered to assist with obtaining property permission for a new sign and location.
  - **Comment** - John Zamar: In 2014, a Committee was formed to develop a sign design and determine cost; Results of Committee were shared at the Annual HOA meeting and a formal motion was made to accept the sign design and allocate budget of \$5000 toward the sign completion. The motion was passed with a majority vote of the membership and approval was made to use \$5000 of HOA funds for the development and landscaping of a new sign. Original design was to do a laser cut sign with rock landscaping.

- **Architectural Review Committee Update:**

- **Richard:** One remodel request was received in 2020 from Dr. Mittica for a building addition; Mittica's architect submitted plans, however, the height of the addition in the building plans exceeded the maximum height requirements (<14 ft. above the highest point of the lot) and the plan was denied, pending architect review and revision. Richard met with the Architect to explain the requirement, but an updated plan was never submitted to or approved by the Architectural Review Committee.
- Richard asked for volunteers to serve on the Committee. Keith Townsley and Tyler Johnson volunteered to serve. *Thank you Keith and Tyler!*

## VI) New Business

- **Richard called for the Election of Board positions** for *Vice President* and *Secretary*: Ballots were counted by members Dorothy Moore and Rebecca Summer. The majority of votes approved John Zamar for Vice President and Vicki Barnitt for Secretary. **John and Vicki were elected for a term of three years.** Ballots are on file with the Treasurer.
- **2021 Common Area Assessment and Thinning Project:** NM State Forestry Division/Tom Zegler
  - Richard gave an update on the Common Area B thinning needs and State Forestry grant funds that may be available from the Forestry Department (per Tom Zegler). Funds will be 70/30, with the State providing 70% of cost, and the HOA providing the other 30% of cost. Richard, Tom Moore, and Vicki Barnitt met with Tom Zegler and walked the trail to identify areas in need of thinning. Tom Z. indicated those areas that may qualify for grant monies from the state. Tom Z. stated that he will complete an assessment report and begin working on an application for state funds, which will be available after July 1, 2021.
  - The Board met with Ken Robie from Burro Mountain Tree Thinning to walk the area and provide an estimate of costs for him to complete the thinning, pending the final assessment report from Tom Z. and HOA member approval. Ken provided the Board with an estimate of approximately \$21,000, which would cover thinning of approximately 30 areas of land. We are currently waiting on Tom Z, to complete the assessment so we can apply for a grant of 70/30. If grant funds are approved from the State, the Board will mail ballots to all HOA members

to vote on the use of specific HOA funds to complete the Common Area B thinning/trimming project. Stay tuned!

- Richard referred to the covenant regarding vehicle use of trails, which states that “No vehicle of any type, motorized or otherwise, shall be operated on any Common Area, except the roadways.” One member suggested that we put up a sign that says no bikes! Mountain bikes are dangerous and the liability for our HOA is great. There are people who are non-HOA members that use the trail for mountain biking and are endangering others who use the trail for walking. John Zamar suggested we get a similar sign as the forest service sign that says no bikes or vehicles (one with the emblem with a circle and line drawn through it).
- **Comment** -Tyler Johnson stated that the County has signs stating the County Ordinances against use of motorized or other vehicles. If we can obtain and post these signs, then the County Sheriff can enforce the law and take legal action against offenders and trespassers. The Board agreed to pursue getting additional signage for the gates from the County.
- **2022 Budget Approval:** Richard Zimmel called for a motion to approve the 2022 Budget. Alex Woronow made the motion to approve the Budget for 2022; Tyler Johnson seconded the motion; Majority voted yes and the motion to approve the 2022 Budget was passed.

#### **VII) New Committee Volunteer Recruitment:** *Common Area Oversight Committee*

Richard Z. called for volunteers to form the new *Common Area Committee* for the purpose of overseeing the Common Area maintenance and use. The following people volunteered: Tom Moore; Rebecca Summer, John Kramer

#### **VIII) Open Agenda**

- Leila Zimmel asked if others have seen bears on their property. A majority of homeowners indicated “yes”. Tyler Johnson shared that “according to the Game Warden, bears trapped will be relocated and if they are trapped again they will be euthanized”.
- John Zamar: Thanked the new Board for all the work to get where we are today.
- Dorothy Moore shared concerns about open fires/fire rings on properties and in the cul-de-sac. Vicki: Please let the Board know if you see problems and call the Sheriff if they continue.

- Question: Tyler Johnson - *Are lots divided by Phases?* Response: Richard described how the lots are indicated by DG II phases.
- Rebecca Summer: *Can all empty lots be put into a separate HOA?* John Zamar: No, the DG HOA's are set up as subdivisions and phases which were approved by Grant County. Unless all HOA's vote to do so, similar to the vote taken recently regarding the separation of HOA IV from HOA II. When DG 4 separated, there were lots involved: common areas, taxes, HOA Board.
- John Zamar: Years ago, a motion was considered to have each lot owner pay \$50.00 to trim their lots, or have it done themselves. At the time someone did an inventory (counted) all the dead trees and submitted a plan to remove them. We can't require this of property owners per the covenants, however, the Architectural Review Committee can require lots to be trimmed if a vote were to be approved for such a measure.
- Tom Moore: According to Tom Zegler, NM State Forest Service Agent, our biggest need is individual lot maintenance.
- Sidra Nightingale: *Do we have any recommendations for yard workers to help maintain.* No one had a recommendation.
- Richard made a final request for additional questions or comments. None were shared.

**Richard thanked everyone for coming and the meeting was adjourned at 11:26 a.m.**

Respectfully submitted by,

Vicki Barnitt  
DG HOA II Secretary  
6-28-21