

**SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, LLC**

**BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 26, 2024**

PRESENT: John Larson, David Cravens, David Sarricks, Patricia Grymala and Aileen Law.

Meeting called to order at 10:03 am at the home of John Larson.

This meeting is held for the directors to elect the officers of the association under Article 5 of the SMOA Bylaws.

David Sarricks made a motion to nominate John Larson for President. Aileen Law 2nded the motion. The motion was unanimously approved.

David Sarricks made a motion to nominate David Cravens for Vice President. John Larson 2nded the motion. The motion was unanimously approved.

Aileen Law motioned to nominate David Sarricks for Treasurer. David Cravens 2nded the motion. The motion was unanimously approved.

Aileen Law made a motion to nominate Pat Grymala for Secretary. John Larson 2nded the motion. The motion was unanimously approved.

David Sarricks made a motion to nominate Aileen Law for Member-at-Large. John Larson 2nded the motion. The motion was unanimously approved.

As Vice President, David Cravens will be in charge of roads and make road reports to the Board. Compensation for road management was discussed. John Larson made a motion to pay David Cravens for costs of maintenance of roads. David Sarricks 2nded. The motion was unanimously approved.

David Sarricks reminded the board members that each director must sign a written certification in compliance with Chapter 47, Article 16 of the NM Homeowners' Association Act within 90 days of being elected.

**OLD BUSINESS:**

The minutes from the Annual Meeting of August 31, 2024 were read by David Sarricks. Aileen Law made a motion to accept the minutes from the annual meeting. John Larson 2nded. The motion was unanimously approved.

Minutes from the July 6, 2024 Directors' meeting were read by David Sarricks. David Sarricks made a motion to accept the minutes from the July meeting. Aileen Law 2nded. The motion was unanimously approved.

Mailboxes were discussed. An easement from Walraven was discussed. John Larson made a motion that Patricia Grymala look into the costs of acquiring and maintenance of said mailboxes and obtaining the easements and permits involved. Aileen Law 2nded the motion. The motion was unanimously approved.

Speeding in the subdivision was discussed. It was noted that the worst offenders are the delivery services. Given their delivery schedules, the Board recognized it would be difficult to stop the drivers from speeding. It was decided that no further action is required.

The trees near the rights of way were discussed. There is a need to keep the areas near the roads free of hanging branches and dead trees. David Cravens volunteered to find any trees needing trimming or removal. He will gather the people to help do the work.

## TREASURERS REPORT

David Sarricks read a partial yearly report for the period ending October 26, 2024. The report is attached. John Larson made a motion to accept the Treasurers report. Aileen Law 2nded the motion. The motion was unanimously approved.

David Sarricks informed the board that the current CD will mature on November 16, 2024. The interest rate on the CD is 3.5%. John Larson made a motion authorizing David Sarricks to manage the CD at his discretion. David Cravens 2nded the motion. The motion was unanimously approved.

It was discussed whether SMOA should buy its own equipment for maintaining the roads. The board thought we should move slowly on this.

Sarricks presented a proposed operating budget for 2025. The proposed budget is attached. John Larson made a motion to accept the proposed budget for 2025. David Cravens 2nded the motion. The motion was unanimously approved.

Sarricks informed the board that additional signers for the checking account need to be added to the account. Pat Grymala and David Cravens volunteered to be added to the account and were approved unanimously by the board.

## NEW BUSINESS:

The SMOA well committee met on September 21, 2024. Aileen Law read the meeting minutes (attached) which included several recommendations to the Board. John Larson made a motion to accept the minutes. David Cravens 2nded. The motion was unanimously approved..

The Board then discussed the committee's recommendations. A new frost-free hydrant is needed to replace the old one. A possible shut off valve and meter is needed. There is a proposed \$500.00 allocation for well maintenance, meter added, frost-free valve replacement, solar heat tape added and trail cams to see who is using the well. Signs were also proposed to let users know they are being filmed. John Larson made a motion to improve the well as discussed. David Cravens 2nded. The motion was unanimously approved.

The well committee recommended meeting with local realtors to clarify issues about well usage and drilling requirements. It was decided that the Board should send realtors working the area information needed to accurately inform prospective buyers/future residents about subdivision requirements. John Larson made a motion to inform realtors. David Cravens 2nded. The motion was unanimously approved.

The Board received a request for variance from Wolf Fuentes to place a locked gate on Metate Lane. The request sets out his reasons for the variance which includes "prevent[ing] any unwanted or unauthorized vehicles from accessing most of my properties." The Board discussed whether he would need to purchase the portion of the road he wants to add a gate to from the subdivision. The request for variance was denied because the Board needs to do more research. It was proposed that "Dead End" or "Private Property" signs could be placed at the junction of Northern and Metate to deter traffic. John Larson made a motion for signs to be purchased for Wolf Fuentes. Aileen Law 2nded the motion. The motion was unanimously approved.

The Board received a request for a variance from Linda Loewen citing lactose intolerance to keep up to 6 goats on her property. John Larson made a motion to deny the request. Sarricks and Cravens voted against the motion. Grymala, Larson and Law voted in favor. The motion to deny the request was approved.

The topic of allowing residents to pay fees online via credit card or ACH was discussed. Sarricks will be looking into how to implement these options and determine what fees are involved for the payee/payor. Larson made a motion for adding the option for owners to pay fees and associated convenience fees for credit card and ACH transactions to the SMOA website. David Cravens 2nded the motion. The motion was unanimously approved.

The payment for the road lease is due in 2033. Adding extra money to the emergency fund for the future lease payment was discussed. Currently, the budget provides for \$1,000.00 to be put aside annually for the road lease and \$1,000.00 annually into the emergency fund. At this time, it is not known what the renewed road lease will cost. If the lease costs more than it did in 1998, the balance would be paid from the emergency fund. What constitutes an emergency was discussed. There was discussion of where to put the extra money for the future payments. The possible purchase of the frontage road was also discussed. If a purchase is feasible, the funds would come from the lease fund, first and the emergency fund, second, if necessary. Larson made a motion for Sarricks to look into the future lease and possible purchase of the frontage road. David Cravens 2nded the motion. The motions was unanimously approved.

It was pointed out that the board needs more stamps for mailing. Sarricks is authorized to purchase the stamps needed for the next newsletter mailing.

John Larson made a motion to adjourn the meeting. Cravens 2nded. The motion was unanimously approved.

Meeting adjourned at 12:50 pm.

Next Board meeting is January 11, 2025 at 10:00 am at John Larson's place.