

## **3/4/2022 HOA Executive Session- Agenda**

### **Welcome**

### **Attendees**

- Doug Anderson (President)
- Wade Eppler (Co-VP)
- Deb Brunton (Co-VP)
- Pam Thompson (Treasurer)
- Christy Kearns (Secretary)
- Alex McCrae (Member at Large)
- Bruce Nagel (Member at Large)

**Resignation of old Board member- Daryl (becoming interim volunteer coordinator)** Motion by Daryl to allow Deb & Wade to replace him as Co-VPs

**Nominate New Board Members-** Bruce Nagel & Alex McCrae

**Vote on new board members-** unanimously approved

Motion by Deb to allow Daryl to continue being on the board for one night- 2<sup>nd</sup> by Wade

**Accept previous Minutes from January 7, 2022**

### **Presidents Report**

Well, it has been eight weeks since we met because of the snowstorm last month. In that time I had several medical procedures done, including replacing my knee. As a result, I have met with less people in our HOA in this period, but have still enjoyed talking and meeting with our members.

**Board Reputation:** I am very pleased to report multiple compliments I have heard that reflect the community trusts the board more. I still hear concerns that we are an authority-driven bad group made up of "Karens." The rationale for that is we are an HOA. However, I am hearing more and more people who feel reassured that we are safe and headed in a good direction.

To my knowledge, the only critical comment I have heard was from a former board member who believes efforts are in place to change the "No-cash policy." I stressed to that individual and to anyone who has raised the concern that we are 100% committed to best practice for nonprofits and nothing was changing.

We had a really neat compliment on Facebook this week regarding an individual's belief the board is showing much greater integrity and transparency than previous boards. The member was also pleased about our emphasis on helping people.

Each person I have talked with about our working goals have expressed 100% strong support. I think we can bring them to the April HOA Community Meeting for final approval. Once the community commits to our goals, then we can write an actual mission statement. I am strongly recommending we make that meeting a free BBQ and push attendance greatly! I would like to see not only good attendance, but also 10 or 20 new members, and I think that is possible.

We still badly need to update our logo and afterwards print car stickers reflecting the same. If we could have those stickers available in the April meeting, it could really boost attendance.

**Newsletters:** I do have multiple concerns about our recent Pinon. I deeply appreciated those that put it together. Sadly, it had many errors and poor use of space. One article reflecting a grant for San Luis took up almost a third of the Pinon. It should have been covered in two paragraphs of community news. My point is not to cast stones, as what people have done in giving their time is incredible. Still, I think we need to change how the newsletter is edited and laid out to a more professional standard. I am asking us to use Debbie Anderson to facilitate a couple of issues. She has edited thousands of high-end newsletters that have helped raise about \$250,000,000 per year. She is retired, but with a gentle husband nudge I am certain we could get her to edit a few issues.

By fall we need a Community Communication Team to facilitate the Pinon, a monthly electronic email, and to coordinate with our web master. I am still desperately looking for email addresses to get a monthly newsletter started. Do we have any?

It should be noted that our planned budget has room to cover the monthly cost of an electronic newsletter, but community emails do have a marginal cost--a few pennies per recipient.

**Audit:** I am very pleased our books are in the process of being audited. I had hoped we would hear that process is completed, but I can't imagine it will take too much longer. I really appreciate the hard work Pam and Deb did to make the audit happen. Just saying our books are being audited has won great trust of our board!

**Name Change:** Lastly, I am asking our team to continue to process a name for what we do. It should be followed by (Sangre De Cristo Ranches HOA). It lets us keep our name, but bury our shame. By shame, I mean I never go through a month without some people speaking with fear of us because of the term "HOA." We need to find something that reflects community care and not authority.

Thank you for your hard work and commitment to our community.

Doug Anderson

**Old Business**

Further Consideration of Purposes of HOA & Mission Statement- Bruce motioned to bring the mission statement to April Meeting to Vote

“Ranches Community (H.O.A.) serving our community by...

- Promoting community events
- Supporting local charities
- Supporting local property values (Supporting planning & zoning, & beautification)
- Providing communication with local government (Sheriff Department, fire department, etc.)
- Caring for one another
- Promoting regular community news
- Programming neighborhood committees (neighborhood watch)
- We serve all ranch owners and residents whether they are a member of this organization or not”

Lock in Calendar- Possible BBQ in April- What do you think. Also lock in Police Dpt. and Fire Dpt. for April meeting

## **2022 Calendar**

Jan 7<sup>th</sup>- Executive Meeting

Feb 3<sup>rd</sup>- Community Meeting- CANCELED due to weather

March 4<sup>th</sup>- Executive Meeting

April 7<sup>th</sup>- Community Meeting- Fire Dpt. Speak on fire mitigation, Police dpt. Speak on crime & neighborhood watch

May 6<sup>th</sup>- Executive Meeting

May 21<sup>st</sup> - Barter/Sell/Trade Event & trash cleanup

June 2<sup>nd</sup>- Community meeting

July 1<sup>st</sup>- Executive Meeting

August 6<sup>th</sup>- ANNUAL Community Meeting- Voting & Publicize fun fest

August 13<sup>th</sup>- Fun fest

September 2<sup>nd</sup>- Executive Meeting

October 6<sup>th</sup>- Community Meeting

November 4<sup>th</sup>- Executive Meeting

December 1<sup>st</sup>- Community Meeting- Cookie Exchange

December TBH- Parade of Lights in partnership with American Legion

Lock in Budget for Calendar

**Yearly Budget- \*\*working numbers that are only guesses while we find price points**

Bi-monthly meeting cost- \$600

Insurance- paid

Fun Fest- \$3,000

Barter/Sell/Trade- \$0

Trash Clean-up- \$1,230 + tax

Parade of Lights- ? VOTE in community meeting

Signs- looking into grant \$\$ for this

Stickers- \$155.59

February Pinon Newsletter- \$1,700

June Pinon Newsletter- \$1,700

Core Expenses- \$7,500

Audit- \$500

Total: \$15,040

Signage

- talked about a possible grant to look into

Set Up Event Committee Leaders

- Deb made a motion for Wade & Bruce to take the lead on trash day. Daryl 2<sup>nd</sup> the motion.
- Pam & Deb are planning fun fest- will be at the fort and working on finding a band
- Daryl volunteer coordinator for parade of lights

Figure out Mic System for FB live in community meetings- Christy will try Facebook live in the main Facebook group for the April meeting.

Dues are tax deductible but...

### **New Business**

Coffee gift cards for grater drivers

- Bruce motioned to do this and Christy 2<sup>nd</sup> the motion

New Pinon Editor & Monthly letter (Mail Chimp)

- Debbie Anderson can take this over

Bats- Board approved, talk to Dudney about the details

- Stickers- David Kearns will design them and order to have ready to distribute at the April meeting

Motion by Bruce to pay Veterans Park \$200 to be used for signage since they are letting us use their space for events. Alex 2<sup>nd</sup> the motion.

**Treasures Report-** please email this to secretary in the future ☺

### **Talk about in April Meeting**

Finance Secretary- Bring idea up to community in April meeting

Budget for Parade of Lights

Yearly Budget

Yearly Calendar

New Mission Statement

Hand out new Stickers

### **Adjourn**