

Vineyard Estates Neighborhood Association

Board of Directors Meeting Minutes

Date: 22 May 2008

Location: Covenant UMC church, Fireside room

Chaired by: President, Pat Verrelle

Minutes taken by: Secretary, Hank Happ

Time: Called to order 7:08 PM by Pat Verrelle

Present: Hank Happ, Regina Barela, Pat Verrelle, Duke Winsor, Tony Huffman, LeAnn Riesen, Larry Feight

Absent: Mike Gibson, Mike Brewer, Aaron Brundage

Visitors: Cathy Olson, Chairman of the Greater Albuquerque Association of Realtors

Secretary's Report

The minutes for the 28 Jan 08 board meeting had been disseminated by e-mail. The minutes were accepted by Unanimous Consent. (Closed)

Approval of Agenda

The agenda was presented and approved by UC (Closed)

Guest Speaker

Cathy Olson, Chairman of the Greater Albuquerque Association of Realtors, gave a presentation of "what counts in property values." She commented that the three biggest factors are location, infrastructure (e.g., schools, stores) and curb appeal. She expects that there will be a lot more "For Sale" signs in our neighborhood as the baby-boom generation downsizes. She suggested we attend quarterly Association breakfasts.

Cathy made a number of suggestions for communications. She suggested that we have a "Community Board" web site, something a lot of other NAs have. Our web site should include the responsibility and time expectations for board members, who are volunteers. The site should have "bullet points" from recent board meetings. She recommends adding information for neighborhood restaurants and stores. The site (<http://www.abqrealtors.com>) contains information and statistics on recent home sales. The VENA site should link to this.

She strongly recommends e-mail and blogs. She recommends using a "telephone tree" to inform the neighborhood of urgent news.

She suggested that we try to get Lowe's to send new residents a gift certificate. She recommends that when we have NA picnics, we get Real Estate Companies and Title Companies to underwrite all or part of the cost.

She recommends Ken Kroger of Albuquerque Sign Print (<http://www.abqsignprint.com>) to help us with new signs to announce general membership meetings. The signs should include our web site URL.

She recommends getting door hangers that include VENA info as well as other important info. The back side would contain an advertisement for a realtor, who would pay for the cost of the hangers. We can also consider getting kitchen magnets.

When asked if she knew good speakers for general membership meetings, she made the following recommendations:

- Johnese Turri of Land America, ABQ Title (889-5050).
- Paul Norris, a home inspector (892-5599)
- John Meyers, a lawyer specializing in covenant enforcement (either 881-8877 or 890-6579)

Treasurer's Report

We have 773 residents within our borders. We have 81 memberships. Tony passed around a Treasurer's report. We have a balance of \$4693.28, which does not include some recent can money. (Closed)

Tony has looked into weed spraying medians with pre-emergents. As these are petroleum-based herbicides, rising petroleum prices have made these herbicides much more expensive. Estimated cost is around \$2000. Tony has agreed to get bids. (Open)

President's Report / New Business

LETTERS: Hank needs to rework, removing the threatening language, and send the "Purdy Letter". (Open). He also needs to send a thank-you letter to Police Chief Schultz expressing our appreciation for sending Bill Heinz to our last general membership meeting. (Open). He needs to present a "weeds" letter to the group for approval, as well as a letter that indicates to residents their responsibility for easements and common areas. (Open)

TRANSCRIPT. Hank needs to create a transcript of the minutes Pat took from our last meeting in the standard form of VENA minutes. (Open)

THANK-YOU LETTER. Lee Ann will add a thank-you letter to the VENA website, thanking Pete's Landscaping for removing a dead yucca in the neighborhood (it was hit by a car) at their expense. (Open)

AUGUST GENERAL MEMBERSHIP MEETING. There was a consensus that we should hold the meeting as a picnic in Vineyard Park. We should get an outside organization, e.g. a title company, to pay for the food. (Open)

ARCHTECTORAL COMMITTEE LEGAL PERMISSIONS. We need to investigate the legality of a member of the Architectural Committee going on someone's property without explicit permission to investigate a covenant issue. (Open)

Old Business (From Youngest to Oldest)

WATER AUTHORITY BILL 0-07-112. Mike Gibson agreed to go to the city website and check out pages 8 - 12 of this bill. (Open)

2007 AUDIT. Duke Winsor, Mike Gibson, and Tony Huffman will get together to perform the 2007 VENA audit. Jim Verrelle will be the non-board-member

participant. (Open)

NMEFCU Letter: Hank still needs to write a letter requesting membership in the New Mexico Educators Federal Credit Union. (Open)

NEIGHBORHOOD WATCH: Duke Winsor agreed to get information on what it will take to get a Neighborhood Watch started. (Open)

QWEST MEDIAN CONSTRUCTION. Qwest did a poor job of restoring the landscaping on the Ventura median and sidewalks. Lee Ann Riesen contacted Qwest to have them fix what they did. The contractor performing the original work is Del Rio Construction. Landscaping has been redone. The contractor will come out in the Spring, when it is warmer, to redo some broken stucco. (Open)

CONTACT NEW ONC PERSON: Pat asked Lee Ann Riesen to contact the new staff person at the Office of Neighborhood Coordination (ONC), and invite the new person to the VENA annual meeting. Stephanie Winklepleck is no longer there. (Open)

INSURANCE: Mike Gibson has checked with the Manuel Lujan Agency to look into insurance for VENA officers. They have not yet given him a quote. (Open)

REQUEST FOR VOLUNTEERS: Pat asked that we place a request on the web site (www.venaabq.org) asking for volunteers to help scan VENA documentation that extends back many years. (Open)

LA CUEVA SECTOR PLAN AMENDMENT: Lee Ann Riesen gave a report on the city council meeting where the amendment to the La Cueva Sector Plan was discussed. The amendment was to close a loophole that allowed developers to include easements (by calling them "proposed") and other areas when computing acreage to be developed. The amendment passed unanimously. It is not clear whether Bob Keeran will be required to reduce the number of homes in the development planned directly north of Signal. Tony Huffman made a motion that passed by UC to have Mike Gibson and Mike Brewer investigate these issues and bring them before the board in future meetings. In particular, they are to work with Councilor Winter and the city to get the density issue of the Keeran development resolved. (Open)

WEEDS IN VINEYARD PARK: Duke will take pictures of the weeds in Vineyard Park, and send a letter to Jay Hart (City Weeds Dept.) He'll also ask the city to move the dog poop bag dispenser located in the alley on the south side of the park to a spot within the park. (Open)

VENTURA MEDIAN: Pat will continue the process with the city to get the Ventura median "recognized" so that the city will maintain it. There was a motion, approved and seconded, that we cede the Ventura median to the city. Hank will write a letter to Brad Winter indicating that we will be going forward with the median turnover process. Hank will also research the 2007 minutes for all board activity on the Ventura median. Approved by UC. (Open)

CITY COUNCIL ADDRESSES: Duke will have Lee Kahn add the addresses of City Council members to the web site. (Open)

MONTESSORI SCHOOL POSTCARD: Pat Verrelle suggested that we look at the postcard the Montessori school puts out, and consider emulating it. (Open)

WEEDS ON THE WEBSITE: Pat suggested that Lee Kahn add a section on the Web site (www.venaabq.org) devoted to weeds. Everyone agreed it was a good idea. Lee Ann will work with her. (Open)

Next General Meeting Date/Location: 24 Apr 08, 7 PM, Covenant United Methodist Church.

Next Board Meeting Date/Location: ?? at TBD.

Adjournment: 8:45 PM by unanimous consent