

**SANDIA RANCHOS PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 13, 2023**  
**MINUTES**

<b>BOARD MEMBERS PRESENT</b>	<b>BOARD MEMBERS ABSENT</b>	<b>MANAGEMENT</b>
Bill McElhaney, President		Luci Ralston, CMCA, AMS
Frank Villalvazo, Vice President		Ralston Management
Alfred Visco, Treasurer		Cheyenne Prokosh, Ralston Management
John Cornell, Secretary		
Lincoln Orellana , Member		

The Board of Directors of Sandia Ranchos Property Owners Association held a meeting on September 13, 2023 at the Ralston Management office as well as via Zoom and teleconference

Meeting called to order at 5:09 P.M.

**OPEN FORUM:** Marlene Talley and Adrian Cardenas were present.

**MINUTES:** There are two drafts of the meeting one was presented by Alfred Visco and one drafted by Cheyenne Prokosh. Motion by Alfred Visco to approve his drafted minutes, seconded by John Cornell to approve the meeting minutes of July 12, 2023 drafted by Alfred Visco. Motion carried 4-0.

**FINANCIAL REPOT:** The Board reviewed the financials from July 31, 2023 and August 31, 2023. Motion made by Alfred Visco and seconded by Bill McElhaney to approve the financial reports for both months. Motion carried 4-0.

**ARCHITECHUAL REVIEW COMMITTEE REPORT:** Nothing to be reported.

Frank Villalvazo came to the meeting at 5:33PM

**OLD BUSINESS:**

A. Policy of Communication –

- Board Members to Other Board Members - Alfred Visco stated there have been changes in the law regarding communication by emails. The law now allows communication by email between Board members however, no decisions can be made. Alfred stated he believes this should be used sparingly.
- Emails and Contact Lists – Alfred Visco stated that he has tried to reach out to Bill Budd but did not receive a response. Alfred Visco provided a copy of an Opt Out Form and he has added paragraph C. Motion by Alfred Visco to accept this form and then send this form to the members. There was no second to this motion, motion not carried. Luci Ralston stated that the members provide their emails in hopes that we keep their information confidential. She feels no one will respond to this form, and feels if we start to distribute emails to the membership the members will be unwilling to share their information with management. John Cornell motioned that the Board contact Bill Budd to receive more clarification on the matter and table this for the next meeting. Motion seconded by Lincoln Orellana. Motion carried 4-1. Alfred Visco opposed.

B. Alfred Visco motioned to send item 7B to Bill Budd, seconded by Bill McElhaney. Motion carried 5-0.

C. Management provided some information for free Board training seminars. Alfred Visco stated he will check this out and let the Board know if it's legit, he hopes all Board members will take advantage of this.

D. Will be discussed in the executive session.

E. John Cornell will check to see if this is still an issue. This can be removed from the next agenda.

F. Will be discussed further in the executive session as well.

**NEW BUSINESS:**

- A. Alfred Visco provided information on three unfortunate fires that caused people to flee their homes. The fire department will only inspect 100 ft from the property line. For the parcels in Sandia that don't have a grove that will potentially have a lot of dead vegetation and the fire department won't deal with all of it. If there's a structure then the fire department won't do any inspections and it will be strictly complaint driven, they will only be concerned with 200ft around the structure. Alfred Visco feels the Board should not only be relying on code enforcement or the fire department to handle the mitigation. Motion by Alfred Visco to have an annual inspection drive by performed by management starting in June 2024, seconded by Frank Villalvazo. Motion carried 5-0.
- B. Insurance companies give a discount if HOA's are a part of a fire wise community. In order to become a part of the community there would need to be at least 8 homeowners that would need to sign up and there is a requirement of at least one hour of service needed. Alfred Visco would like to contact those who have residences. John Cornell suggests sending an email out to those members. Bill McElhaney suggests sending the information to management. John Cornell motioned that Alfred Visco put together a suggested message to people who have a residence and that message be sent to management, then management will email those who have them and mail to those who don't have an email. Motion seconded by Bill McElhaney. Motion carried 5-0.
- C. Newsletter Not to be sent till October– Avacado Café – Next topic to be determined. Change September to October. Alfred Visco may add information regarding Firewise.

**ADJOURNMENT:** Meeting adjourned at 6:42p.m.

Minutes recorded by:

*Cheyenne Prokosh*

Cheyenne Prokosh, Agent  
for Ralston Management for  
Sandia Ranchos Property Owners Association  
Board of Directors