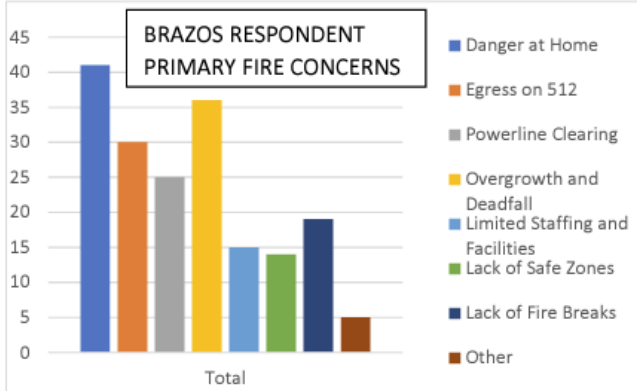


Upper Brazos Property Owners' Association
Annual Meeting
May 27, 2023, 9:30 AM
Michael Hayes Memorial Fire Station
DRAFT Minutes

Call to Order	Teri Fahs, President called the meeting to order at 9:35 AM Notified membership that Board member Hedy Lindemuth has resigned due to family needs.
Friends of the Upper Brazos	<p>Joe Carrillo, District Ranger for the Chama area and Chris Dennison from United Country Real Estate Realty spoke on the status of fire and real estate respectively.</p> <p>Joe Carrillo spoke of defensible space, Firewise program, fire mitigation and grants.</p> <ol style="list-style-type: none"> 1. Currently seeking new Federal and state monies to continue mitigation efforts. Last year's grants were not funded. 2. The District Forestry Office is now fully staffed. Office located at the corner of 512 and Highway 64/84. 575.588.7831 3. Foresters from the office will come to individual home sites to assess their needs. Call the office to make an appointment. 4. Brazos is very overgrown. No logging since 1950 and no fires for 100 years. Mr. Carrillo suggested that the largest trees should be removed due to interlocking tree crowns and the need for more spacing. 60% of current trees should be culled for optimum tree health. Removal of arial fire spread threat needed through thinning. 5. Fire breaks are needed for safe fire evacuation. 6. Each family SHOULD have a personal Evacuation Plan. 7. Rio Arriba Fire Marshall Department – sign up for fire notifications. http://www.rio-arriba.org/departments_and_divisions/fire_marshall/index.html 8. Recommended reading Ready, Set, Go pamphlet. 9. DON'T WAIT TO BE TOLD TO GO! If uncomfortable GET OUT! 10. Remember the 4 P's People – Pets – Papers & Prescriptions. 11. Reality – Fire Happens Safety First 12. If evacuated put a note on the FRONT door to help firefighters from house, house Eaves enclosed, screen deck as it helps keep litter out. 13. Recommendations: remove pine needles (take to transfer station there will be a charge), provide a 5-foot weed and shrub barrier. 14. Provide fire information to renters and Air B & B 15. Chipper event provided by Firewise on June 17th and July 15th. 16. Important to do what we can with what we have. Encourage neighbors. 17. If you don't need excess firewood, give it to the Senior Project 18. Respect property & work together. 19. Have a Go Bag, a fire evacuation plan and be Ready!!!! 20. Everyone is invited to stop by the office, have a cup of coffee, always welcome. <p>Chris Dennison</p> <ol style="list-style-type: none"> 1. The real estate market in the area is still strong. Many cash buyers. 2. Four "For Sale" homes active in the Brazos. 3. Price range \$155 - \$564 K 4. Location, location, location then price determining sales. 5. Fire station, water, and beauty in our favor. 6. Happy to do free market analysis. Give him a call. 303-956-0468
Approval of Minutes	<p>President Teri Fahs asked for corrections to last year's minutes. Minutes were available online and several copies were provided at the meeting.</p> <p>Corrections:</p> <p>As per By-Laws Board members terms are for 2 years NOT 3.</p> <p>Motion to approve: not noted 2nd: no noted Vote: unanimous</p>
Membership & Quorum	<p>There were thirty-three current member families as of 27 May 2023. It was noted that in 2008 there were ninety-two member families. 2022 there were 56 member families. 42 people attended today's meeting. Quorum Yes No</p> <p>A quorum is not clearly defined in the UBPOA By-laws. Robert's Rules thereby indicates that a majority, 16.5 families, must be in attendance to have a quorum – certainly a topic for discussion at the By-Laws section!</p> <p>Membership has declined from 92 families in 2008. 2022 56 member families up from 33 in 2020</p>

	Goal for 2023 – 2024 is 65 family members
Treasurer's Report	<p>Treasurer John Holtry reported a bank balance of \$ 6411.84.</p> <p>Operating Expenses: \$ 2075.89</p> <p>Road Fund: \$ 1000</p> <p>Deer Fund: \$ 726</p> <p>Pond Fund: \$ 2609.95</p> <p>33 Memberships have been sent during May resulting in an additional, yet to be deposited funds</p> <p>Operating Funds: \$2125</p> <p>Road \$3075</p> <p>Deer \$595</p> <p>Pond \$825</p> <p>Many needs: roads and bar ditches took damaged this winter. Roads may need a lot of repairs. Need electricity for pond aerators.</p>
UBPOA Budget & Comparisons	<p>Power point presentation of budget comparisons. (cannot get them onto the minutes – see website)</p> <p>Current membership dues will not sustain the organization. No increase in membership dues since the organization was begun in 1971.</p> <p>3-year comparison on PowerPoint shown to membership</p> <p>Examples of current costs:</p> <p>Insurance costs \$1147 to Liability – pond & shed \$1092 – Board insurance.</p> <p>Property Taxes \$108 pond & \$155</p> <p>Donation to Brazos Canyon Vol Fire Dept \$250</p> <p>Web Hosting \$125.00</p> <p>Postage – \$100 – \$150 year.</p> <p>Post Office box - \$68</p> <p>“Office supplies” paper, ink cartridges etc. \$250</p> <p>501c3 – not wanted by membership.</p> <p>Socials - \$300 to \$500 a year</p> <p>UBPOA has a 99-year lease with Brazos Mutual Domestic Water Consumers Association (BMDWCA) for the tank that sits above the garage (deer food shed) that sits on the lot known as “the dump.” The yearly lease cost is equal to what the BMDWCA charges their members. For 2023 that will be \$632.10. The lease payment is due on July 1, 2023.</p> <p>Charles Roberts made a motion “To increase membership dues for the UBPOA to \$100 a year.”</p> <p>2nd – Nina Lohr-Valdez</p> <p>Vote – Unanimously approved</p> <p>It was noted numerous times that the membership of the UBPOA truly appreciates the transparency and communication provided by the UBPOA Board! The members now know where their money has gone and what spending is proposed.</p>
Results of February UBPOA Survey	<p>30% of surveys returned – very good results.</p> <p>Reasons for not joining – did not know of organization, did not see results.</p> <p>30% of surveys were returned – 34 of 113 THANK YOU!! 76% were UBPOA members and 23.5% were non-members.</p> <p>Reasons for NOT being members of the UBPOA:</p> <ol style="list-style-type: none"> 1- Did not know the UBPOA existed. 2- Did not know what the UBPOA was currently doing. 3- Did not know where the UBPOA would/was spending donations. 4- Frustrated that road money spending appeared to be concentrated on 1 or 2 roads. 5- Frustrated that the roads were damaged by others (large repair machinery and trucks) were not repaired properly. 6- 56% of respondents did not think becoming a 501c3 was necessary. 7- Frustrated that the UBPOA did not enforce covenants or make homeowner's clean their properties. <p>Topics of importance to the respondents</p>

	<p>58.8% - Educational opportunities like fire safety, property maintenance resources, etc.</p> <p>79.4% - The restoration of “The Pond” as a place to relax, fish and picnic with friends and family.</p> <p>85.3% - Road maintenance including roads, culverts, and ditches. Historically considered maintaining main artery roads within the community off - SR 512 and culvert cleaning to maintain proper runoff.</p> <p>55.9% - Social activities including the annual picnic, pond and 512 clean-ups.</p> <p>62.7% - Security, including real time cameras for weather reports of the area, neighborhood watch, emergencies with the community, etc.</p>																		
Fire Mitigation Survey	<p>Firewise – most responses interested doing something for mitigation. Contact Kurt@firewise.com or brazosfirewise.com Chipping events June 13th, 2023 & July 17th</p>  <table border="1"> <caption>BRAZOS RESPONDENT PRIMARY FIRE CONCERNS</caption> <thead> <tr> <th>Concern</th> <th>Percentage (%)</th> </tr> </thead> <tbody> <tr> <td>Danger at Home</td> <td>41</td> </tr> <tr> <td>Egress on 512</td> <td>30</td> </tr> <tr> <td>Powerline Clearing</td> <td>25</td> </tr> <tr> <td>Overgrowth and Deadfall</td> <td>36</td> </tr> <tr> <td>Limited Staffing and Facilities</td> <td>15</td> </tr> <tr> <td>Lack of Safe Zones</td> <td>14</td> </tr> <tr> <td>Lack of Fire Breaks</td> <td>19</td> </tr> <tr> <td>Other</td> <td>5</td> </tr> </tbody> </table>	Concern	Percentage (%)	Danger at Home	41	Egress on 512	30	Powerline Clearing	25	Overgrowth and Deadfall	36	Limited Staffing and Facilities	15	Lack of Safe Zones	14	Lack of Fire Breaks	19	Other	5
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Website and email update	<p>UBPOA – new website upperbrazospoa.org Meredith Pond has set up and adds to the website as she receives information. Newsletter to come out 3 times a year – Spring – Summer – Fall/Winter We are using Mailchimp to communicate information quickly to members.</p>																		
Accomplishments	<p>UBPOA Accomplishments for 2022</p> <ul style="list-style-type: none"> Established a local post office box: PO Box 633 Tierra Amarilla, NM 87575. Brought six years of past-due property taxes up to date on the UPBOA owned pond. The tax notices were sent to an old address – which has now been updated to our new local box. Re-established for the UBPOA a Certificate of Incorporation with the Secretary of State for the State of New Mexico. Our certificate number is 6918042. We have completed our Initial Report as a Corporation with the State of New Mexico. Secured an EIN number with the US Department of Treasury. Working to establish the UBPOA as a 501c3. Sponsored the annual picnic. Over 75 friends and neighbors attended this celebration! Scheduled and completed road maintenance on Beaver, Tall Pine, Rainbow, Fall View, Bear and Falls Creek roads! Continued the arduous work of cleaning and reviving the pond. Five pick-up trucks and 4–16-foot flatbed utility trailers full of green waste and trash have been moved to the Tierra Amarilla transfer station. This was added to the 4 utility trailers from last summer. Moved the pond water supply from the east to the west end of the pond. This will allow for better circulation in the pond. Working with Dennis Fahs and Mike Valdez from the BCVFD cleaned and repaired the “gallery” - water source for the pond. With the help of our neighbor, Meredith Pond, we have established a new website – upperbrazospoa.org. Please be patient as we learn how to manage a website. Meredith also established a Chimp Mail account for the purpose of quickly and easily disseminating relevant information to our community. 																		
FUTURE PROJECTS																			
Pond Update	The pond was stocked by NM Fish and Game the week of May 22																		

	<p>Work clean-up party June 24 9AM to 12 noon</p> <p>The pond survey still needs to be completed – Meredith Pond will contact LSC Survey and see the status for completion. This survey was contracted for June 2022. The initial survey indicates there is a power pole on UBPOA which can be utilized to extend power to the aerator.</p> <p>Karen Adam has agreed to investigate with NORA the cost to install electricity to the pond.</p>
Road Update	<p>Over \$10,000 was spent on road improvements last year. Roads mainly effected were Beaver, Fallview, Falls Creek and the corner of Tall Pines & Rainbow.</p> <p>Culverts biggest concern – Please clean out your culverts – they are FULL. Much of last years road damage could have been avoided if bar ditches and culverts were clean!</p> <p>Teri Fahs did much of the culvert and ditch cleaning herself.</p> <p>Members identified roads needing attention: finish top of Fallview & Bear, bar ditches along Fairway & Tall Pines, damage to Turkey Track caused by a water leak last summer, the access road behind/next to the restaurant.</p>
Annual Picnic	<p>September 2, 2023 Noon Place: Cielo Azul Court</p> <p>Volunteers: Amanda Stavig</p>
Security	<p>62.7% of survey respondents wanted help with security.</p> <p>Question – who would set up and monitor?</p> <p>A committee would need to be set-up to discuss how to implement and monitor.</p> <p>No one volunteered to be on a committee.</p>
UBPOA Board	Meredith Pond volunteered to join the Board. Unanimously accepted.
By-Law Approval	<p>The proposed updates to the 1971 By-laws have been posted on the website. Several copies were made available at the meeting. Comments or questions:</p> <p>The membership suggested accepting the By-laws as updated then work to refine how to identify and elect new board members. Mr. Covell stated he had experience with by-law development and would help.</p> <p>Mark Covell made motion to accept the By-laws as currently amended – Unanimously accepted by membership.</p> <p>Question: Should the By-Laws be filed with the state?</p>
Neighborhood Angels	<p>Jake Collister and Chris Dennison for cleaning out culverts as spring run-off rose.</p> <p>Mark and Amanda Stavig for the “Little Lending library”</p> <p>The anonymous angel for making a new road sign on Tall Pines and Beaver Lane.</p> <p>Meredith Pond for her continual patience and knowledge with the website and mailings.</p>
Open Discussion	<ol style="list-style-type: none"> 1. Why is the neighborhood not having garage sale – no one to coordinate the sale. 2. How many lots in the area – a guess was made of 200 lots and 150 cabins. 3. Is there a map of the area and cabins – Yes, Teri has a copy of the plat and a list of the owners’ names. The list IS NOT on the website. 4. What constitutes Upper Brazos Estates? The Upper Brazos Estates runs from the east side of Serenity Lane on the west to the cliffs on the east. 5. Restaurant status - The restaurant is owned by Corkin’s Lodge and will NOT open again. What the building’s final use will be is unknown. Corkin’s Lodge is not interested in being a member of the UBPOA. 6. A request was made by Leslie Kilmer for the names of neighbors. Meredith Pond indicated that names and information could be placed on the website as a member only option in a with each member opting in to place the info on the website. 7. The new UBPOA member Handbook is on the upperbrazospoa.org website. 8. Mike Valdez, Chief of the BCFD advised that a new 3000-gallon water tender has arrived at the Brazos CVFD to replace the 1000-gallon tender. The old tender will be returned to the county. He also advised those present that the department needs new YOUNGER members! Along with EMT’s. The BCFD covers 45 square miles! 9. Why is snow piled onto the access road by the restaurant? This is a private road for homes behind the restaurant. The snow causes access and drainage issues. Contacting the state, who piles the snow, may be the only option to finding out “Why?” 10. Covenants that were established in 2008 were not enforceable and have been withdrawn. The UBPOA has no power to police or enforce any “upkeep” regulations. We must rely on the graciousness of our neighbors.

	11. Members in attendance were given the opportunity to introduce themselves – fun!
Those in attendance	Nina and Mike Valdez, Jeff and Judy Harris, Karen Duncan, Amanda Stavig & Lawsen, Leslie and Eddie Kilmer, John and Mary Cudek, Linda Diefenbaugh, Charles and Jennifer Roberts, Chris Dennison, Brian and Kristen Padilla, Mark and Jana Covell, Marcum Clan (3 members), Janis Chafin, Mary Schwartz, Pat and MaryBeth Maloy, Doug and Kim Mathson, Don & Teresa Davis, Pat Serna, Karen and Lewis Marlman, John Holtry, Stacy and Tom Light, Alicia Eiler, Aya Eiler, Dennis and Teri Fahs
Adjournment	Teri Fahs adjourned the meeting at 11:03 AM
Respectfully submitted	Alicia Eiler 27 May 2023 Transcribed by Teri Fahs 27 June 2023