

UBPOA Annual Meeting Minutes

May 24th, 2025

Merideth Pond called the meeting to order @ 10:06 AM

Karen announced thanks to everyone on behalf of Teri and myself for their support and understanding during our very rough time last year.

Merideth Pond called for a motion to approve the minutes for the 2023 Annual Meeting.

Jeff Harris made the motion to approve the minutes.

Carl Cataling Seconded the motion.

All in favor, Motion granted.

Expenditures: 2024

We didn't have a lot of expenditures last year, except our normal yearly ones.

Property insurance,

Board insurance,

Property Taxes,

Proposed expenses for 2025 include:

Roads, Tall Pine and Beaver has taken a beating, and we will be working on those this year.

We do have a property owner in the Brazos who has volunteered to work on the roads, if we furnished the cost of the materials, Road base, etc. That will be a great cost savings.

The pond is a big focus for us this year. As you know, we started a couple of years ago to get the aerator back up and running, so we can continue to have the pond stocked by the fish and game department.

We have completed the survey, and we also have the permission we needed. And we have an appointment set for Tuesday at 2:30 PM with Nora, to get the aerator running again as requested.

Today the pond is getting groomed by Jose, and hopefully, he will do it again in the fall. Because, we just don't have the volunteers needed for the community to handle it.

We hope that people will enjoy the pond this year. We hope that it will be a good experience for all who use it.

Other than that, our operating expenses are pretty standard. We have:

Insurance,

Post office Box,

Website,

Property Taxes

We did get the renewal for the insurance this week, and we were excited about that. As you all know, insurance has been very hard to come by this year.

Other than that, we are trying to be very conservative this year till we see what the membership will look like, before we plan too much more.

We would like to know what your observations are, and what you as a community would like to see us do.

Mr Marlman was concerned about water Supply, and leaks, etc.

Merideth pointed out that the water board is going through some changes as well.

We do know that the Altitude valve has been replaced, and is working well, and she has not experienced any problems since that was done. Thers water in the tanks right now, but the concern is it's a holiday, and people haven't been up here since last fall, so please be diligent in checking your own properties for leaks, Etc.

Q: Pine needles?

A: Russel is excepting Pine needles. 10.00 per ton. But it is open only Monday through Thursday 7:30 am to 4:30 pm.

Worried about fire danger, and insurances are not covering this area any longer.

We and all working to clear the slash in the area, and we are noticing neighbors helping neighbors. If you need help, please ask! We will work on making that happen.

Ready set go plan, be ready to go at a moment's notice. Have a plan, be ready, and be prepared.

Nixle.com website is a huge help.

What other things can the association do?

Q: Jeff Harris asked, what do the members get, that everyone else doesn't get? What is the advantage of being a member?

A: To contribute to the community. Maintaining the Roads, the pond, and just giving back to the community.

That's why we are asking what do you all want. What do you want this organization to look like? Do you want us to be just a way of communicating?

Q: Mr. Marcum would like more transparency of what the funds are being allocated for, i.e. picnics, etc.

A: We can show you right now, what we have in each fund. Last year we spent very little, except yearly expenses, taxes, ins. Etc. We didn't do any road maintenance. On the membership form it lists what you would like your donation allocated to.

A: Do we want a picnic this year? Yes, we need volunteers!

Q: David Hebertson mentioned the Brazos social Club. Dinners, etc. neighborhood walks, Wednesday ATV rides to lunch, Thursday night dinners, etc.

A: A good Idea.

Q: Katherine Praisewater, an advantage to being a member could be a discount from some of the vendors in the area. Also, paying memberships online. Electronically, Apple pay, Pay Pal etc.

A: That's a good suggestion. Our website is not set up to be secure enough to do on line payments. But, we can certainly look into Apple Pay, and or Pay Pal. That's something to consider, Karen has that written down. We can look into it.

Q: Road maintenance, Private roads.

A: Its not written as one of the objectives of the UPBOA, but we sort of assumed responsibility for it. We collect funds, and we do what we can for road maintenance, but there are property owners who don't want us working on the roads in front of there cabins.

Q: Ryan – Has there ever been discussion about joining the two boards together? The water board, and UBPOA?

A: No, not at all. The water board's responsibilities are so much greater. k

Q: Financing, with Insurance companies look at can the emergency vehicles get to the residences? So road maintenance is a must. That might be something to consider in the road maintenance.

A: A lot of the problems we see on the roads is the vegetation. Some of us have gone out with loppers to clean the growth off the roads as best we can. That is a problem.

Katherine Praiswater says the average width for emergency vehicles to get through is 12 ft.

Jay noted that the Brazos is at the highest risk of Fire in the state of New Mexico right now.

Q: Katherine Praiswater wanted to clarify if there is Covenants that the Community needs to follow.

A: No, there is not. That would have to have been in place before the subdivision was started, and it was not. There fore, we are totally voluntary.

John Cudek suggested that we send out a letter stating all that the UBPOA does for this community, and what the advantages

are of being a member, we could possibly increase our membership.

Merideth, that is something to consider. We need to develop a better sales pitch to property owners.

Pam Alcorn is working up some information on systrines, and as soon as she gets that information she will provide that to everyone.

Back to activities: Do we want a picnic this year? yes or no?

Unanimously YES!

Q: Is anyone willing to volunteer to coordinate that?

A: Yes! Judy and Jeff Harris

Q: Jeff Harris, How many punches are on a punch card for self haul?

A: It was determined that there is 4 this year.

Q: Angela, can we get contractors to haul pine needles?

A: Yes, there are vendors on the Firewise Website, that will do that. One in particular, is Dave, and a few more. There is a list of them on the Firewise Website, in the resources section.

Forestry Grants: Funds are available in three categories.

They are doing site visits now, to clear trees about 100 ft from your cabin. (Defensible space Grant)

Part of the grants are commercial Forestry thinning.

Merideth has some applications, and if you fill that out, she will personally deliver it for you. But you can go on the website, and

fill one out that way. By all means, please take advantage of this opportunity. It could help the entire community.

Nora has a grant for clearing power lines. If you have trees around or over your power lines, please call Nora. That could possibly cause a fire if a tree was to fall on the lines.

Q: Will they be repaving 512 after the clean up is complete?

A: Hopefully, maybe?

Q: What happened to Fiberoptics?

A: A federal program that ran out of money. The vender was great tough, because we had some road damage from the work they did, so he came back free of charge, and fixed the roads.

Katherine Praiswater: Asked for volunteers for the Volunteer fire department and talked about the commitment involved. It's community service. And badly needed. There needs to be 2 people before a truck can leave the station. They need a second person always. There's meetings 1 X per month. There are only 2 year round firefighters in the area now.

Meeting Adjourned!

