

Petroglyph Property Owners Association

Annual Meeting

March 2, 2025 – 9:00 am

Gracie Lee Meeting Room, Placitas Library

MINUTES

The meeting was called to order by President, Suzan Sherburn at 9:11 am.

Present at meeting:

Suzan Sherburn, President

Chris McGill, Treasurer

Mary Dyess, Secretary

Sharon Corsaut, Bookkeeper

I. Call to Order

Suzan Sherburn officially called the meeting to order. There are 100 properties in the association, requiring at least 10 for quorum. The sign-in sheet confirmed quorum. Suzan confirmed that meeting announcements were sent out in advance. Suzan recommended dispensing with reading of minutes. Allan Trosclair motioned to approve last year's annual meeting minutes. The motion was seconded and approved.

II. New Residents Introduction

Suzan asked new residents of less than a year to introduce themselves. New to the PTPOA are Chris Baca, a commercial plumber working in Santa Fe who owns two miniature dachshunds; Buzz Sweeney, moved in just before Thanksgiving; and Diane Nunez, who bought the house in August, moved in after Christmas. Buzz, Diane, and Michael Whitener have joined the PTPOA Board.

III. Officer Reports

Treasurer's Report

Chris McGill reviewed the 2025 Proposed Budget (handouts provided)

- Income: ~\$33,000 from dues, transfer fees, plan review fees, and fines.
- Expenses include bookkeeping, insurance, and landscaping.
- Budget is balanced at negative \$220.

Chris reviewed the Escrow (builders) account:

- Builders pay \$3,000 before starting construction.
- Escrow balance: \$20,000.

Chris reviewed the major expenditure in 2024:

- \$10,000 was spent on pathway repairs.
- Future reserve funds are being considered to cover large expenses like this in a planned manner.

Sharon Corsault presented and discussed overall financials.

President's Report: Election and Confirmation of New Board

Suzan introduced the 2025 board members: Buzz Sweeney, Diane Nunez, Michael Whitener. Suzan Sherburn and Chris McGill remain on the board for continuity.

The board will determine roles (President, Treasurer, Secretary, and two at-large members) at the first meeting. There was not a formal election as only five people volunteered and ran unopposed.

Allan Trosclair motioned to accept the slate as presented. The motion was seconded and passed.

IV. Committee Reports

Architectural Control Committee (ACC) Report

Tim Schvaneveldt introduced the members of the ACC. Marcia Hladilek, Beth Canton, Suzan Sherburn and Tim Schvaneveldt began 2024. Within the first quarter, three new members joined: Ignacio de Landa, Michael Whitner and Chad Centola. Marcia, Beth and Tim have resigned. Colin Melville and Hyunmee Lee joined in December. There is one vacancy if anyone is interested in joining.

Summary of Activity

- 2024 was the busiest year for the ACC with 167 items handled (50% increase from 2023).
- 8 new builds completed in 2024.
- Complaints from new builds decreased (24 in 2023 → 7 in 2024).
- Homeowner violations increased (7 in 2023 → 14 in 2024), primarily due to tumble weed regulations.
- Chad Centola took over the ACC Chair role on January 1st.

New ACC guidelines introduced

- Builders must cover dumpsters to prevent blowing trash.
- Stronger fines for blowing trash violations.
- Bird feeder guidelines and pigeon deterrent information sent out.
- Guidance on how and when to contact the ACC.
- Standards for political signs were adopted from Sandoval County.
- Lighting guidelines updated.

Landscaping Committee Report

Allan Trosclair introduced members Dale Bagley, Audrey and Scott Roth and Colin Melville.

Major improvements completed:

- \$10,000 spent on repairing the walking trail from entrance to Anasazi sign
- Two water line breaks were repaired

Future projects:

- Entryway landscape improvements planned for this year to include planting new native indigenous plants
- Possible wall repainting/stuccoing
- Sign repairs at the entrance
- Maintenance or repairs to Petroglyph Place sign
- Tumbleweed control: Spraying twice annually (April and September).

Allan asked for volunteers to join the Landscaping Committee. Colin Melville has moved to ACC but will continue to coordinate tumbleweed spraying.

Community Connections Report

Jane Garland stated that the annual POA community party is paused due to low attendance. Past events have had limited turnout despite high effort and cost.

The POA newsletter will continue, led by Audrey Roth and Marcia Hladilek.

Future social events may be organized informally by residents.

V. New Business

Several members mentioned problems with dog waste cleanup. Many concerns were raised about owners not picking up after pets.

Deborah Basquez mentioned road maintenance concerns, including yellow lines on roads fading, making driving hazardous. Cracks in roads are worsening; county should be notified. (Allan Trosclair will reach out to the county transportation department) Deborah Basquez also mentioned that builders who have damaging roads and using water illegally must be held responsible.

Residents encouraged to report violations.

VI. Adjournment

Suzan motioned to adjourn the meeting. Meeting adjourned at 10:11 AM.