

**Petroglyph Trails Property Owners Association**  
**Annual Meeting**  
**March 7, 2026 – 9:30 am**  
**Gracie Lee Meeting Room, Placitas Library**

**MINUTES**

The meeting was called to order by President Suzan Sherburn at approximately 9:34 am.

**Present at meeting:**

Suzan Sherburn, President  
Chris McGill, Treasurer  
Michael Whitener, Secretary  
Diane Nunez, At-Large Member  
Dawn Eastman, At-Large Member  
Sharon Corsaut, Bookkeeper

**I. Call to Order**

Suzan Sherburn officially called the meeting to order. A quorum was present. Suzan confirmed that meeting announcements and the prior year's minutes were sent to the membership on February 1, 2026. She noted that the meeting was being recorded for the minutes. Suzan recommended dispensing with reading of the 2025 minutes. Colin Melville motioned to approve the 2025 annual meeting minutes. Tim Schvaneveldt seconded. The motion was approved.

**II. New Residents Introduction**

Suzan welcomed several residents who were attending their first PTPOA annual meeting and invited them to introduce themselves.

**III. Officer Reports**

**Treasurer's Report**

Chris McGill reviewed the financial position and 2026 proposed budget (handouts provided). Chris noted that 2026 marks the fifth year of self-governance for the association.

- Operating checking account balance (US Bank): \$45,253.27.
- Escrow (builders) account balance: \$3,000. The remaining balance relates to a current builder deposit that will be returned after the ACC confirms final compliance. In 2025, Sharon Corsaut researched \$17,000 in legacy escrow funds that could not be attributed to any current builder. After review, \$14,000 was transferred from escrow to the operating account as a one-time correction.
- The association spent \$10,000 in 2025 on trail resurfacing from the entrance to the Anasazi Meadows sign. Anasazi Meadows reportedly plans a major rehab of their own trail this year at an estimated cost of \$120,000. Chris noted that the Board's goal is to

continue managing PTPOA's portion of the trail prudently while also planning ahead for the possibility of larger expenses.

- The Board directed creation of a reserve account for future large expenditures. An initial \$5,000 was moved from the operating budget to the balance sheet. The Board plans to contribute an additional \$5,000 this year and will continue building the reserve over time. The \$5,000 reserve contribution is not a line item in the operating budget but will come out of operating funds.
- Baseline annual dues income: approximately \$27,000. Total projected 2026 income is slightly over \$28,000, with reduced revenue from transfer fees and plan review fees as new construction activity has slowed.
- The 2026 budget is balanced. Landscaping and maintenance continue to be the largest and least predictable expense categories, although the Board believes the 2026 estimate includes some cushion.
- Chris noted that no dues increase has occurred since at least 2017. The Board is considering a possible dues increase beginning in 2027 to sustain reserve contributions. Each \$5/month increase per homeowner (\$60/year) would generate approximately \$5,000 in additional annual revenue. No increase is planned for 2026.

Chris addressed questions from residents regarding roads. The association has no responsibility for county roads, which are maintained by Sandoval County, or for Spider Rock Road, which is a private road. The county has indicated that neighborhoods with speed limits below 25 mph are not a priority for road work. Residents asked about the possibility of a petition or cost-sharing arrangement with the county; Chris indicated that the county has not suggested such approaches would change its priorities.

In response to a question from a resident about landscaping expenditure details, Chris noted that a breakdown would be covered in the ACC/landscaping portion of the meeting and that records of expenditures are available.

### **Bookkeeper's Report**

Sharon Corsaut reported that administrative costs have remained stable. The CPA fee increased by \$25, and QuickBooks subscription costs continue to increase incrementally (approximately \$10 expected in July). Office supplies are well-stocked, with no anticipated increase. The PO box fee may increase slightly.

Sharon will begin emailing annual dues invoices via QuickBooks. Dues are \$300 per year. Residents may pay by check (mailed in or dropped at La Puerta). New residents were reminded to check spam folders for the QuickBooks invoice.

### **President's Report: Board of Directors**

Suzan introduced the 2026 Board: Suzan Sherburn (President), Chris McGill (Treasurer), Michael Whitener (Secretary), Diane Nunez (At-Large) and Dawn Eastman (At-Large).

Suzan announced that Buzz Sweeney has retired from the Board and thanked him for his service. Dawn Eastman has agreed to join the Board in Buzz's place.

Additionally, Michael Whitener and Diane Nunez will switch roles: Michael will serve as Secretary and Diane will move to an At-Large position.

Suzan noted that 2027 will mark the end of the current Board's two-year term, and an election for all five positions will take place. She encouraged residents interested in Board service to reach out to any current member.

#### **IV. Committee Reports**

##### **Architectural Control Committee (ACC) Report**

**Annual Appointment of Committee Members.** Per the bylaws, the Board confirms ACC members annually. Suzan presented the following seven members for confirmation: Chad Centola (Chair, not present), Chris Baca, Tom Wise (not present), Colin Melville, Scott Roth, Allan Trosclair (not present) and Dale Bagley (not present). Mark Stulberger motioned to confirm the slate. Wendy Stout seconded. The motion was approved.

**Merger of Landscaping Committee into ACC.** Suzan reported that the Board and ACC decided this past year to merge the Landscaping Committee into the ACC, at Allan Trosclair's suggestion. The two committees share similar purposes in maintaining and beautifying the neighborhood, and consolidation helps reach the seven-member threshold required for the ACC. The ACC guidelines and rules have been updated to include a new section (Section 8) addressing landscaping processes, including bid requirements and project reviews.

**2025 ACC Activity and 2026 Outlook.** Colin Melville reported on behalf of the ACC:

- Two new homes and one detached garage were completed in 2025. One new home and one detached garage are expected in 2026.
- 21 projects were approved in 2025, including patio shades, privacy screens, walls and solar installations.
- Several inquiries were received about RV parking. The current rule permits RV parking for four cumulative days per month.
- Some complaints and letters were issued, particularly regarding tumbleweeds.

**Landscaping Report.** Colin reported on 2025 landscaping expenditures:

- Colin reported that 2025 landscaping-related spending included approximately \$10,000 for weed control, \$5,400 for trail cleanup, and \$3,800 for the front entryway.
- The Board noted that front entry expenses are shared equally with Anasazi Meadows, although PTPOA currently handles the work and may discuss a different arrangement in the future.
- Members discussed the fact that some front-entry landscaping work remains ongoing because of water-line issues in that area.

**Petroglyph Place Sign Vote.** Paper ballots were distributed to attendees for the vote on the disposition of the Petroglyph Place wall sign. The three options were: (1) keep the sign but remove the word "Place," (2) keep the sign but replace "Place" with "Trails," or (3) remove the entire sign. In-person ballots will be combined with online votes already received, and results

will be announced shortly. Colin noted that Allan Trosclair is obtaining three bids for the various options. Preliminary estimates for sign removal were in the range of \$2,800–\$3,000, though some attendees felt that figure was high. The sign has never received any maintenance in approximately 15 years.

#### **V. Website Update**

Suzan recognized and thanked Steve Guccione for volunteering to update the PTPOA website. Steve ported the old builder-era website to a new WordPress site. The new site is easier and cheaper to maintain, includes an announcements/subscription feature and a resources section, and features photography by Diane Guccione. The URL remains petroglyphtrails.com. Residents were encouraged to visit the site and send feedback through the website's contact form.

#### **VI. New Business**

A resident raised the issue of a proposed recreational vehicle campground on 22.6 acres on State Route 165 east of I-40 across from the PTPOA entrance (near Highway 25 and the Placitas Village turnoff). According to an article in the *Sandoval Signpost* dated January 12, 2026, the proposal, which cleared the planning commission in November 2025, calls for 28 tent pads, 111 RV pads and 19 casitas, with a maximum stay of 30 days. The project is in the Bernalillo planning jurisdiction. No lights or utility lines are currently programmed. Infrastructure work, including water, remains to be completed. Suzan offered to send the article link to the community via email.

#### **VII. Adjournment**

With no further business, the meeting was adjourned at approximately 10:16 am.