

Four Hills Village Association (FHVA)

Minutes of the FHVA Board Meeting of December 15, 2020
Virtual Meeting via GoToMeeting (courtesy of Jim Cochran)
Approved at the January 19, 2021 FHVA Board Meeting

1. Call to Order

President Steve Brugge opened this virtual meeting at 6:32 p.m.

Attendance:

Officers: Steve Brugge, Jennifer Lopez, and Linda Martinez
(Lee LaBrier – excused absence)

Directors: Brigid Conklin, Jan DeMay, George Gibbs, Lisa “Rusty” Goetz, Lynda Hartman, and Andrew Lipman (Mike Blackledge – absent)

Past President: Jim Cochran

Member-at-Large: Ann Harris Davidson

FHVA members in attendance as guests: Rep. Abbas Akhil, Jim Church, Kimberli Roth, and Paul Sedillo

2. Approval of Agenda

Rusty Goetz moved to approve the agenda; Jennifer Lopez seconded; and the motion passed with unanimous approval.

3. Approval of November 2020 FHVA Board Meeting Minutes

Andrew Lipman moved to approve the November 2020 FHVA Board Meeting minutes; George Gibbs seconded; and the motion passed with unanimous approval. The approved minutes will now be posted to the Association’s website at www.fhva.org.

4. Introduction of Guests

President Steve Brugge acknowledged the four guests present, thanked them for their interest, and gave each the opportunity to present themselves.

Kimberli Roth, who is a candidate for the FHVA Vice President in 2021, is a new resident who moved to Four Hills Village in November 2020 but she has lived in Albuquerque and other parts of New Mexico for around seven years. She is a digital marketer with fundraising and website maintenance experience; she stated that she has a decade of experience with non-profit organizations and hopes to be able to use that experience for the benefit of FHV.

Abbas Akhil is the current New Mexico House Representative for Four Hills Village but is voluntarily stepping down from that role. He built his home in FHV in 1989 and, in his decades of living here while working as an energy engineer at Sandia National Labs, he previously served two terms as the Security Director on the board of the forerunner neighborhood association (the FHVHA). He is now the candidate for the FHVA Government Affairs Director in 2021 and he looks forward to using his government contacts to collaborate with the City and State on projects of benefit to FHV . He

specifically mentioned that old drainage systems in FHV may need assessment and possible amelioration to avoid flooding into yards in certain places.

Paul Sedillo is the candidate for the FHVA Security Director. He is a lifelong resident of Albuquerque but moved to FHV in 2018. He has worked at Sandia National Labs for the last 11 years, using his business management degrees in his role as the manager of the Lab's Small Business and Supply Chain Risk Programs. A particular advantage to FHV in his upcoming role as the FHVA Security Director is that, since early in 2020, he has been a member of the City of Albuquerque's Foothills Community Policing Council. This council serves as a link, for meaningful and two-way dialogue, between the Albuquerque Police Department's Foothills Command and the communities that command serves, which include FHV.

Jim Church has lived in FHV since 1994 and has been a consistently active member in its neighborhood associations, including serving on the board in 2017 (which was when this Association started the year as the FHVHA and, following the correction of its name in September 2017, became the FHVA). Jim remains a frequent audience member at these monthly FHVA meetings, along with also having served on the FHVA's 2020 Bylaws & Standing Rules Revision Committee.

5. Reports, as needed from Officers and Board Members

A. Steve Brugge, President

Steve again expressed his gratitude and appreciation to the Board Members for their voluntary service, commitment, and ability to work together well, moving forward on common causes of importance to Four Hills Village and in a difficult time when so much divisiveness has been evident elsewhere.

B. Jennifer Lopez, Vice President

B.1 Decorated entrance sign. Jennifer, joined by all Board Members, thanked Steve for the cheerful holiday decorations that he has added to the new Four Hills Village entrance sign, thus creating a colorful and warm welcome to FHV.

B.2 Election process and candidates for service in 2021. Jennifer, as the Election Manager for the 2021 FHVA Election, gave an update on the self-nominations for the FHVA Officer and Director positions for 2021, confirming that there is almost a full slate of candidates on the ballot, with the exception being that of the Webmaster position, and that only one of the positions, that of Vice President, is being contested (by two candidates). She thanked Brigid Conklin (as did all Board Members) for the production and distribution (on Dec.14-15) of the FHVA's Winter 2020-2021 edition of The Chronicle newsletter, which, among many other things, contains the brief biographies of all candidates as well as the ballot that is to be returned by post in the FHVA's USPS's post box "*no later than at the end of business of the first Friday of January after January 1*" (according to Section X.F of the current FHVA Standing Rules). This date (January 8, 2021) is specified in The Chronicle and Jennifer reiterated that

January 8, 2021, is the deadline for the returned ballots to be received in the FHVA's post box.

- B.3 **Post-ballot volunteer for the Board.** Jennifer announced that, following the delivery of the Winter 2020-2021 Chronicle, with its note about the FHVA's need of a Webmaster, Howard Kimberly, a current FHVA Member, indicated to Steve Brugge that he would be willing to serve as the FHVA's Webmaster (and that he has the skills to do so).
- B.4 **Receipt and processing of ballots.** Immediately following the ballot receipt deadline, Jennifer and a small committee that will include an independent, non-FHVA member (a person who is an experienced Board Member from the El Camino Hermosa HOA) will open and tabulate the votes, notably for the Vice President, which is the one FHVA Board position for which two candidates are competing.
- B.5 **Ballot follow-up.** The details about the procedures for the announcements of the results of the votes for the 2021 FHVA Board Members are in these minutes under Section 8.B, Announcements.
- B.6 **Coordination needed.** As the votes for the Board positions were printed in The Chronicle on the reverse of the 2021 FHVA Membership form (and as some members may renew their memberships by paying online using PayPal, and then may mail in the accompanying form), Jennifer will ensure that there is tight coordination between herself, as the FHVA Election Manager, the FHVA Treasurer, and the (outgoing) FHVA Membership Director to ensure that funds and membership records are accurately processed following the vote count.

C. Linda Martinez, Treasurer

- C.1 **Current account balances.** Linda reported that the current Checking Account balance is \$6,385.39, but there is still an outstanding bill of \$633.60 to pay for the recent Winter 2020-2021 edition of The Chronicle; also, annual dues for 2021 are beginning to arrive. The Money Market balance is \$23,321.05 but she is concerned that the interest was only \$0.96, in lieu of close to \$10, which it has been in recent months. She will investigate this discrepancy. Ongoing Business.
- C.2 **Electronic membership payments.** Linda discussed some of the issues relating to the establishment of an electronic payment system (on the current Weebly-based platform for the Association's website) for the FHVA's 2021 membership dues. The main issue is that the current system on PayPal lists "donate", rather than "subscribe", but the current system also does not have the FHVA Membership form (and some members may not post their form to FHVA). Again, close coordination between the FHVA Treasurer and the FHVA Membership Director will be needed. Also, the FHVA will accept the small cost (about \$0.75 on each \$25 payment) that PayPal charges, without passing that cost on to its members. Unfinished Business.
- C.3 **FHVA's status with the IRS.** Linda has not made forward progress but will continue to attempt to regularize the FHVA's status with the IRS

(possibly with 501c4 status and a new non-profit number) and will ensure that the FHVA is complying with federal and state financial requirements. Unfinished Business.

D. Lee LaBrier, Secretary – excused absence

(with Ann Harris Davidson the acting Secretary for this meeting)

E. Andrew Lipman, Government Affairs Director

- E.1 **The Security Camera.** The City of Albuquerque’s Department of Municipal Development (DMD) can provide the security camera but hooking it into the Albuquerque Police Department (APD) for monitoring was deemed too expensive; however, monitoring may be available to the neighborhood, if the camera’s connection and monitoring through a private security company (such as IPS) can be negotiated. Andrew will follow up, contacting Aaron Jones, the CEO of IPS. Unfinished Business.
- E.2 **The new sign for the Park** is ready to be installed but Councilor Don Harris is working with Council Staff to design a memorial plaque to coincide with the naming of the park. He would prefer to do both together, so at this time he will wait to put up the new sign until the plaque is complete. Ann Harris Davidson asked Andrew to get documented confirmation for the FHVA, from Councilor Harris or his staff, as to the precise name of this Park, before the sign and plaque are made. [Addendum: On December 17, 2020 - subsequent to the December 2020 FHVA Board Meeting, Andrew confirmed that, as was approved in a City Council Resolution on October 23, 2020, the Park is to be called “**The Ed Barsis Park at Four Hills Village**”.] Unfinished Business
- E.3 **Access warning signs for the Park.** Rusty Goetz mentioned that City staff still appear to be confused about the main access road to the Park, with, she believes, their focus remaining on Suzanne Lane SE, rather than on the main entrance that is off Stagecoach Road SE. The issues of the possible installation of safety warning signs (and a marked pedestrian crossing) for the approach to the Park off Stagecoach Road SE also remain to be resolved. Andrew stated that the City’s DMD does not usually install signs such as "Children at Play" (apparently, because it is believed that they do not help to reduce speeding or reckless driving). Rusty, in her role as the FHVA’s Parks & Open Space Director, will follow up with the City’s Department of Parks & Recreation, possibly with the assistance of Councilor Harris. Unfinished Business
- E.4 **Landscaping of Four Hills Road.** State budget reductions due to the COVID-19 pandemic impacting expenditures removed the original funding for this project. The City is now working with the civil engineer on the comments from the Design Review Committee (DRC). DMD staff confirmed that the City can use “gabion baskets” (which are rock filled large wire-mesh baskets, as at <https://gabionsupply.com/>). We await pricing estimates from the City’s personnel; Andrew will follow up (though this is expected to be a long process). Unfinished Business.

- E.5 **829 Stagecoach Road SE.** A month ago, the owner (Mr. Chavez) had been ordered to stop work on the property until permits are obtained; thus, there has been no recent activity. Another inspection is expected within a week (probably on December 22, 2020) and Andrew will follow up.
Unfinished Business
- E.6 **Speeding.** Following correspondence on the FHV Nextdoor communication group, Councilor Harris arranged for FHVA President Steve Brugge and FHVA Government Affairs Director Andrew Lipman to have a conference call with City Council staff and Traffic Engineering staff via Zoom on Monday, December 14, 2020, for the City to receive input from the FHV neighborhood regarding specific problems and concerns (which are primarily the speeding on major arterial roads and the running of STOP signs). The first step as a follow up to this initial meeting will be a FHV community-wide public meeting to hear broader concerns, and this will be followed by another public community meeting to discuss potential solutions. Unfinished Business.

F. George Gibbs, Security Director

- F.1 **Speed Humps or Speed Bumps.** Following the discussion about speeding, George clarified that speed humps and speed bumps are not interchangeable terms, with each of these having specific technical differences (and with speed bumps being more aggressive and usually used in parking lots).
- F.2 **Monthly Police (APD) Response Report.** George shared the highlights of the recent (11/17/2020 to 12/14/2020) APD Response Report for Four Hills Village. Again, crime in FHV remains low, with a total of only 9 police responses to FHV in the month, and all for largely minor issues. Specifically, there were five “disturbances” (four reports of suspicious persons and one traffic accident without injury; one report of vandalism; one report of having heard possible shots fired; and two reports of theft/fraud/embezzlement). Rusty noted that some illegal activity in FHV is obviously not reported to the APD because there have been recent reports on the FHV Nextdoor site of Christmas decorations having been stolen from yards in FHV.
- F.3 **CrimeMapping.com.** To emphasize the safety of FHV (by way of comparison with a nearby area), George showed Board Members recent images (taken from the CrimeMapping.com website, which plots and maps crimes in areas) for FHV and for areas to the close north-west of FHV.
- F.4 **Report on the December 14, 2020 Foothills Area Command’s Community Policing Council (CPC) virtual meeting.** George gave a detailed report of this meeting, much of which concerned nine recommendations from the Singing Arrow Committee (SAC) – which exists to support Community Policing efforts and to respond to other needs in that community (but which feels that, currently, its input is rather

unidirectional, being from the community but receiving less back from APD).

- F.5 **Block Captains.** One of the SAC's recommendations is to have each CPC community member (of which FHV resident Paul Sedillo is one) be the contact person for a particular APD officer, to form the core of the communication network between the APD and its communities.
- F.6 **Safe Crosswalks.** Another of the SAC's recommendations is specifically also relevant beyond Singing Arrow, as it is to have one or more well-marked and well-lit crosswalks between the Four Hills Shopping Center (Sprouts, etc.) and the Smith's store. Rusty made the comment that the current use of a bus stop before the corner on the south side of the Smith's parking lot is particularly dangerous. The response is that this is, apparently, a necessary temporary arrangement until the completion of a turn-around that is to be associated with the new Singing Arrow Community Center.
- F.7 **Other information from the CPC meeting.** (a) Commander Collins of the Foothills Area Command is supportive of having "Cops on horseback" as a way to encourage contact with its communities. (b) The closed I-HOP on Central Avenue is to become an auto-mart (Used cars?) and there are uncertain plans for the closed Golden Corral. (c) Commander Collins stated that he has learned that the City's Parks & Recreation Department is soon to make funds available for APD presence at trailheads and parks. Rusty asked for confirmation whether this would also include the trailheads south of I-40 (i.e., FHV's Manzano Open Space).

G. Jan DeMay, Public Relations/Real Estate Director

Jan presented the following real estate sale statistics for the six week period from 11-01-2020 to 12-15-2020:

- G.1 **Active Listings:** 12 in Four Hills Village at an average of \$142.19 per sq. ft and an overall average asking price of \$487,200.
- G.2 **Pending Sales:** 7 in Four Hills Village at an average of \$157.20 per sq. ft. and an average committed price of \$442,133.
- G.3 **Closed:** 6 sales completed at an average of \$153.87 per sq. ft., for an average selling price of 505,500 (as there was at least one very expensive house sold in this period).

She commented that a house on Soplo sold at \$218.49 per sq. ft. and that the 3,777 sq. ft. house on Caballero, which had been on the market for a long time, is finally under contract (plus there is another house on Caballero that is pending for \$202.54 per sq. ft.).

H. Rusty Goetz Open Space Director

- H.1 **Open Space Maintenance.** Rusty reported that the remaining missing or damaged board on the fence along the west side of the main trail in our FHV-Manzano Open Space has been replaced, and she thanked Steve Brugge for having done this.

- H.2 **New Open Space sign.** Ann noted that, within the last month, the City's Open Space Division has placed a large new sign, with a map, in the FHV-Manzano Open Space at the beginning of the north trail, at the top of the east end Stagecoach Road to announce its recent land acquisitions. Rusty replied that the map is also on the FHVA's website (at <http://www.fhva.org/open-space.html>).
- H.3 **Outdated Sign.** Ann also asked about the status of another sign in the same area – the “Adopt an Open Space” sign, that still indicates that the FHV-Manzano Open Space has been adopted by the “Four Hills Village Homeowners Association”, though it is now more than three years since that association had its name corrected to the Four Hills Village Association. Rusty and Steve responded that they have made the Open Space personnel aware of the issue but that it is “low on the totem pole”. Ann queried whether it might be possible for the FHVA to contribute to the cost of replacing the existing sign with a correct one. Unfinished Business.

I. Brigid Conklin, Publications Director

Brigid had nothing further to report. The FHVA Board Members unanimously congratulated Brigid for her superb production of the Winter 2020-2021 edition of The Chronicle and for, with the support of Membership Director Lynda Hartman, getting the black-and-white version printed and into the mailboxes of FHVA Members by December 14-15, 2020.

J. Lynda Hartman, Membership Director

- J.1 **The Chronicle.** Lynda again thanked Brigid for her collaborative work. Lynda announced that she had emailed color versions of The Chronicle to all those members who have indicated that they will “go green” and not require a printed version of the FHVA newsletter.
- J.2 **FHVA Membership total.** Lynda announced that the total membership is now 376 households (though three members have moved from FHV).
- J.3 **Hand-over-take-over.** Board Members thanked Lynda for her outstanding work in being the Membership Director in 2020, and expressed their regrets that she has chosen not to continue in that role in 2021. Lynda assured that she will help the new FHVA Membership Director to ensure smooth continuation.

K. Mike Blackledge, Webmaster – absent, no report.

L. Ann Harris Davidson, Member-At-Large

Her report, for Secretary Lee LaBrier, who is the Chair of the Historical Documents & Records Committee, will be made as is listed under New Business.

M. Jim Cochran, Past-President – no report.

6. Old Business

A. Annual General Meeting (AGM) plans

Jim Cochran reminded that the City of Albuquerque requires neighborhood associations to hold annual general meetings and to provide evidence of such. He also mentioned that his GoToMeeting virtual platform can accommodate 151 participants. Steve Brugge confirmed that the FHVA's (virtual) 2021 AGM will be held at 10:00 a.m. on Saturday, January 23, 2021. Steve has a to-do list to invite distinguished guests (FHV's political representatives and City officials) to attend the meeting and address the attendees. At this AGM, Steve (the continuing FHVA President) will formally present the election results, will introduce the incoming Officers and Directors, and then will continue to chair the meeting.

Unfinished Business

7. New Business

A. Preservation and storage of FHVA documents / Historical Documents & Records Committee

In the absence of Lee LaBrier, Ann Harris Davidson reported on the recent creation of the FHVA's Historical Documents & Records Committee, with Secretary Lee LaBrier as its chair and with Rusty Goetz, Ann Harris Davidson, and President Steve Brugge (as the FHVA President is ex-officio on all FHVA committees) as its participants. This Committee held its first meeting (virtually by FaceTime) on Tuesday, December 1, 2020. In a productive meeting, it was found that the record-keeping has been haphazard through the decades, though more thoroughly before 2004. The Committee Members decided that there is value in trying to gather, and then maintain, the records of the quarterly newsletters (which appear to have first been called "The Chronicle" from the "Fall 1994" edition) and the annual directories. In two emails sent to all Board Members on December 2, 2020, Ann documented details about the (few) available annual directories and quarterly newsletters and asked the Board Members who are long-standing residents of FHV to search their personal records and files for the listed missing items; she repeated that request at this meeting. Ann also placed a post on the General FHV Nextdoor group on December 3, 2020 (as at https://nextdoor.com/news_feed/?post=169669490) to ask residents to contribute old records; only one person (Annie Olson) responded. Rusty noted the issue of the consideration of renting a storage space to centralize and safely store these records.

Unfinished Business.

8. Announcements

A. The next FHVA Board Meeting will be held at 6:30 p.m. on Tuesday, January 19, 2021. The meeting is likely still to be held virtually on GoToMeeting, given social distancing requirements necessitated by the COVID-19 pandemic.

B. Election results. The ballot counting will be completed on January 9, 2021. The successful candidates, and the existing Board Members, will then be notified and the successful candidates will be asked to attend the regular FHVA monthly Board Meeting on January 19, 2021, for the purpose of installing the newly elected Officers and Directors. Rusty specifically asked the Election Manager

(outgoing Vice President Jennifer Lopez) to ensure that Board Members are informed of the election results once they are known (as is required by the Standing Rules).

C. Board Members wished each other “Merry Christmas”, “Happy Hanukkah”, and safe and healthy holidays.

9. Adjournment

Jan DeMay made a motion to adjourn the meeting; Andrew Lipman seconded the motion, which passed unanimously. President Steve Brugge adjourned the meeting at 8:12 p.m.