

## FOUR HILLS VILLAGE ASSOCIATION (FHVA)

### Minutes of the FHVA Board Meeting on June 16, 2020, at 6:30 p.m.

Virtual Meeting via GoToMeeting

#### 1. Call to order of this Internet Meeting

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

**Attendance:** 10 FHVA Board Members (quorum met) and 7 FHVA General Members

Officers present: Steve Brügge and Linda Martinez.

Directors present: George Gibbs, Jan De May, Lynda Hartman, Lisa “Rusty”

Goetz, Andrew Lipman, and Mike Blackledge

Past President Jim Cochran and Member-at-Large Ann Harris Davidson

Absent: Jennifer Lopez (excused, death in family)

General Members and Four Hills Village residents present as guests: Lee LaBrier, Brigid Conklin, Dan Conklin, Meredith Dixon, Donna Pedace, William Pedace, and Jim Mowry

#### 2. Approval of Agenda

Ann made the motion to approve the agenda (which had been posted on the [www.fhva.org](http://www.fhva.org) web site and emailed to all Board Members); Andrew seconded; and the motion passed with unanimous approval.

#### 3. Approval of May 2020 FHVA Board Meeting Minutes

Linda M. made the motion to accept the drafted minutes (which, as required by the Standing Rules, had been submitted to the FHVA President for review prior to his sharing of them by email to all FHVA Board Members); Jan seconded. George noted that the parenthetical comment attributed to him under his report concerning the security cameras (“... *paid for from the \$20,000 donated from Capital Outlay, thanks to our State District 20 Rep. Abbas Akhil*”) should have been included under Andrew’s report. This friendly amendment to the minutes and to the motion was accepted. The motion to approve the May 2020 FHVA Board Meeting minutes, as amended, passed with unanimous approval. These approved minutes will be posted on the [www.fhva.org](http://www.fhva.org) web site.

#### 4. Introduction and board vote for two new FHVA Board Members (the Officer/Secretary & the Publications Director)

President Steve Brügge reported that all FHVA members had been informed of the two recent vacancies on the FHVA Board (by email and, for 37 members who do not use email, by posted mail) and been given the opportunity to volunteer or to nominate people. He received only two responses: one thanked him and the Board for the work being done; and one was from someone who queried whether some other action was required by members.

Members of the Board thanked Lee LaBrier for volunteering to be the FHVA Secretary and Brigid Conklin for volunteering to be the FHVA Publications Director. Steve then gave Lee and Brigid the opportunity to introduce themselves, after which the Board Members voted on their appointments.

- A. Lee LaBrier, Secretary: Jim made the motion to appoint Lee as the FHVA Secretary; Andrew seconded; and the motion passed unanimously.
- B. Brigid Conklin, Publications Director: Ann made the motion to appoint Brigid as the FHVA Publications Director; Jan seconded; and the motion passed unanimously.

At 6:43 p.m. on June 16, 2020, President Steve Brugge welcomed both new members to the FHVA Board and assured them that the current Board Members welcome their contributions and will provide any assistance they may need.

## **5. Reports, as needed, from Officers & Board Members**

### **A. Steve Brügge, President**

Steve thanked all the Board Members for their sterling service, noting that, in less than half a year, this Board has already accomplished at least half of the goals he had set for the year.

### **B. Jennifer Lopez, Vice-President**

No report due to an excused absence out of state to attend to family business following the death of her father. Board Members extended their sympathies to Jennifer.

### **C. Linda Martinez, Treasurer**

C.1 Linda reported that the current Money Market balance remains \$23,276.14, with the current Checking Account balance being \$7007.30.

C.2 Linda reported that she will be working on two issues of relevance to FHVA's accounting. Firstly, as the FHVA pays a monthly fee for the use of its checking account, she will enquire of the bank about the conditions required to have a free checking account (and, possibly, whether moving some funds from the savings account to the checking account would meet such conditions).

C.3 Secondly, Linda plans to work with former FHVA Vice President Herb Wright to obtain the full history and status of the work done to have the FHVA in compliance with federal/IRS filing requirements. She wondered whether it may simply be more efficient to obtain a new federal identification number for the FHVA (given its change in name from the FHVHA).

C.4 The Board agreed that these are useful issues for the Treasurer to pursue.

### **D. Ann Harris Davidson, Acting Secretary**

Ann had no report on secretarial business – other than to confirm that she will complete the minutes for this meeting, then welcome Lee to the position for subsequent meetings (with the offer of stand-in help should that be needed).

E. Andrew Lipman, Government Affairs Director

E.1 Andrew will cover the report about the new Four Hills Village entry sign under its Old Business item.

E.2 Andrew attended a recent (June 4, 2020) East Gateway Coalition of Associations meeting at which there was discussion about the largely vacant Franklin Plaza (on the north-east corner of Central Ave. and Juan Tabo Blvd. NE). Apparently, a new developer is awaiting approvals to undertake development and leasing. Unfinished Business.

E.3 Andrew reported that the process to rename the Four Hills Park (as the Barsis-Mickelson Memorial Park at Four Hills Village) was introduced at the June 15, 2020 City Council Meeting, with further City Council action to be taken on August 3, 2020. Unfinished Business.

E.4 Andrew added that Four Hills Road Landscape Stabilization and Erosion Control is in the design process and will be resubmitted to the State (in the next standard budget session) for funding. Unfinished Business.

F. George Gibbs, Security Director

F.1 George had shared the recent (06/01/2020 to 06/15/2020) APD Activities Report for Four Hills Village with all Board Members, by sending the report to them by email. Again, it is clear that crime in Four Hills Village is low – with most of the reports being under the categories of “Loud party”, “Disturbance”, “Family Dispute”, “Shots Fired Heard”, and “Suspicious Person(s) or Vehicle(s).

F.2 George will continue to try to meet personally with Commander Collins of the APD Foothills Area Command (to discuss the matter of the installation of the security cameras, among other things) but, with no response to his emails and with Foothills Area Command Community Policing Council meetings currently in abeyance (due to the COVID-19 pandemic), making personal contact is proving a little challenging. Unfinished Business.

G. Jan DeMay, Public Relations/Real Estate Director

Jan reported that the local real-estate market is busy, with properties selling in Four Hills Village. Her report covered the first two weeks of June (06/01/2020-06/15/2020).

G.1 Active Listings: At 06/15/2020, there were 12 active listings in Four Hills Village, averaging \$156.26/sq.ft.

G.2 Pending Sales: There were 14 sales pending (at an average of \$399,000, or \$140.49/sq.ft), with the lowest value being \$200,000 for a townhouse on Bernalillo Court and the highest being \$550,00 for a home on Camino Cerrito.

G.3 Closed Sales: Nine sales were completed, at an average of \$139.59/sq.ft, with the lowest price paid being \$298,400 and the highest (for a home on Soplo) being \$608,500.

Jan was pleased to report that average sale prices for homes recently sold in Four Hills Village have been close to their originally listed prices, being 97.71% of

the listed prices. (Note that this percentage cannot be calculated on the figures here quoted because the sold houses were placed on the market prior to these early June statistics and at lower prices per square foot than those reported for early June.)

H. Rusty Goetz, Open Space Director

H.1 Open Space Maintenance: Rusty reported that she has twice (on June 2 and June 15) filed reports with the City about the need for fencing repairs in the Manzano/Four Hills Open Space (with 6 boards broken at the time of the first request and 8 boards needing replacement by the second request). Unfinished Business.

H.2 The City of Albuquerque has continued to purchase land, for Open Space, in Tijeras Canyon, though these areas will not be immediately available for public use due to needed reclamation work.

H.3 Rusty continues, during her inspections of the Manzano/Four Hills Open Space, to counsel users on the need to keep their dogs on leashes, not just because it is required under City and Open Space ordinances but for the safety of their dogs (given that there have been two reports so far this year of off-leash dogs sustaining rattlesnake bites).

H.4 Shredding Event: She confirmed that the date for the shredding event (a courtesy service for all Four Hills Village residents) is now Saturday, September 19 (9:00 a.m. – 12:00 p.m.), for which the Canyon Club has offered the free use of the parking area in front of its tennis courts. (The Canyon Club will be doing maintenance work in the parking lot in the preceding week but expects to have that work completed by September 19.)

I. Lynda Hartman, Acting Publications Director

I.1 Lynda reported that the Summer 2020 edition of the FHVA's newsletter, The Chronicle, is in the final stage of production. The electronic version will be available by June 20, 2020, at which time it will also be delivered to the printers (Minuteman Press) for printing and posting to FHVA Members (who should expect to receive it by the end of June).

I.2 President Steve Brügge thanked Lynda, on behalf of all the Board Members, for the exceptional job that she has done in collating, designing, and organizing for the production of this newsletter.

J. Lynda Hartman, Membership Director

J.1 Lynda announced that the total membership remains at 365 households. While this total is higher than it has been in recent previous years, discussion ensued about processes to expand awareness about the Association, including: further collaborative efforts with the local women's group, Four Hills Neighbors (FHN); ways to reach new residents of Four Hills Village; possible incentives for new residents and for new members; and whether, or not, to make The

Chronicle available on the [www.fhva.org](http://www.fhva.org) web site (and thus free even to non-members of FHVA). Unfinished Business.

K. Ann Harris Davidson, Member-At-Large

K.1 Four Hills Village: Ann asked that we should be consistent in our use of “Four Hills Village” (rather than “Four Hills”), to reduce confusion. Four Hills Village has always been the officially recognized name for our defined suburb, but subsequent developments (such as “North Four Hills” and the “Four Hills Community”) use “Four Hills” in their names.

K.2 Neighborhood Association Recognition Ordinance (NARO): Ann thanked Andrew Lipman for having monitored the decisions made at the Albuquerque City Council Meeting on June 15 and thus for reporting that the Council Members had voted to extend the deadline for the completion of the City’s revision of NARO from July 31, 2020, to December 31, 2020. Ann also thanked FHVA Member Jim Church for having shared the existing NARO Ordinance with the members of our Association’s Bylaws Committee. Unfinished Business.

K.3 Web Site: Ann thanked Mike Blackledge for the wonderful work he is doing in keeping the Association’s web site ([www.fhva.org](http://www.fhva.org)) up to date, entertaining, and informative. She asked that all Board Members should take every opportunity to publicize that this web site exists and is now kept current, with a range of useful information (and local photos).

L. Jim Cochran, Past-President

L.1 Jim confirmed that the motion, made at the January 2020 Annual General Meeting, was to approve the name change of our local park-playground from “Four Hills Park”, to the “Barsis-Mickelson Memorial Park at Four Hills Village” and that, perhaps, our FHVA Government Affairs Director and/or Open Space Director should continue to liaise with the City in the planning for the renaming ceremony (to ensure that the name is changed to reflect the name in the approved motion). Unfinished Business.

L. 2 Jim asked if one of the members of the Bylaws Committee would share the existing NARO document with him and he suggested that the Bylaws Committee (probably via its Chair) might liaise with those from the City who are responsible for revising the NARO while they are working on this revision. Unfinished Business.

M. Webmaster, Mike Blackledge

M.1 Mike reported that the FHVA gets two separate invoices from Weebly for its web services, with each paid separately. One of the invoices is for using Weebly web builder as the platform for our FHVA web site, and the other invoice is for our domain name ([fhva.org](http://fhva.org)). Ownership of a domain name should last as long as FHVA pays the (currently annual) fee for it.

M.2 Need for a new web platform service: Mike’s main concern is that he has found Weebly to be a particularly difficult platform to which to connect for their

website building operations. He experiences frequent “lock outs”. Linda Martinez seconded this opinion. Mike suggested that he could investigate the options for using other web-building platforms, such as Word Press. Andrew Lipman made a motion to authorize Mike to investigate alternate web building options to support our www.fhva.org web site. Jim Cochran seconded the motion, which passed with unanimous approval. Unfinished Business.

## 6. Old Business

A. Four Hills Village sign, Andrew Lipman

A.1 Andrew announced that work has started on the installation of the new Four Hills Village sign, on the east side of Four Hills Road at the Winterwood Way intersection. The footing was dug on June 15, 2020. Andrew documented the start with a photo that Mike has already put on display on the Association’s www.fhva.org web site. Its lighting and security camera will be separate installations. Unfinished Business.

A.2 Andrew also needed input into the colors to be used on the sign and its lettering, to share the FHVA’s wishes with the contractors. He had emailed the various color options to all Board Members, but it was considered too difficult to make informed decisions without seeing the actual materials. It was decided that the most effective process would be to have Andrew, Lynda Hartman, and Rusty Goetz serve on a Sign Committee – to liaise with appropriate City Council staff, as soon as possible, and to visit the workshops to see the materials and options before making a decision on the colors to use on behalf of the FHVA. Unfinished Business.

B. Increase in membership fee, Lynda Hartman

It was agreed that any discussion on this matter needs to be postponed until the revisions of the Bylaws and the Standing Rules are completed. Unfinished Business.

C. Bylaws Committee report

In light of the work of the NARO revision and in the absence of the Chair of the Bylaws Committee (Jennifer Lopez), this report is postponed to the following meeting. Unfinished Business.

## 7. New Business

George Gibbs expressed concern about some of duties that are currently listed in the Standing Rules for his FHVA Board position as Director of Security, Overflights, and Roads. Of particular concern is the statement that he should work “*with the City Airport Director to ensure prescribed take-off and landing procedures are followed.*” He feels that it is presumptive of the FHVA to be wanting to ensure that the Airport Director is correctly undertaking the administration of the Sunport. Jim Cochran provided some of the long-ago history of negotiations to change incoming flight patterns to have planes initially approach from a more southern direction when landing east-west. Also, all duty statements will be reviewed when the Bylaws and Standing Rules are revised, and Rusty

(a multi-engine pilot) offered to assist George, should any contact with the Airport Director be needed. Unfinished Business.

## **8. Announcements/Next Meeting**

A. Lynda announced that, throughout Albuquerque, National Night Out has been rescheduled from the first Tuesday evening in August to the first Tuesday evening in October (October 6, 2020), on account of the COVID-19 pandemic. The FHVA always coordinates closely with the FHN on the neighborhood block parties that are held on National Night Out. Lynda reported that the members of the executive board of the FHN are considering (again, on account of COVID-19) having the evening events as “strolls” through one’s neighborhood, rather than a series of block parties. Lynda will continue to liaise with FHN members. Unfinished Business.

B. Jan suggested that, as Meredith Dixon, one of the guests viewing the meeting, is a Four Hills Village resident who is running to represent District 20 in the New Mexico State Legislature, perhaps, it would be helpful for Meredith to introduce herself. Meredith spoke briefly, mentioning that she is the Democratic candidate for District 20 and that Michael Hendricks is the Republican candidate. Meredith commented that her family is well presented in Four Hills Village, as her mother also owns a home here and is also a member of this Association.

C. The next FHVA Board Meeting will be held at 6:30 p.m. on Tuesday, July 21, 2020. (Once again, this meeting may have to be held virtually, via Go-to-Meeting, to adhere to public health social distancing requirements during the COVID-19 pandemic.)

## **9. Adjournment**

At 7:52 p.m., Jim made a motion to adjourn the meeting; Andrew seconded the motion, which passed unanimously.

President Steve Brügge thus adjourned the meeting at 7:52 p.m.