

Four Hills Village Association (FHVA)

Minutes of the FHVA Board Meeting of August 17, 2021 Virtual Meeting via Zoom

1. Call to Order

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

In Attendance:

Officers: Steve Brügge, Ellen Lipman, and Jennifer Lopez

Directors: Brigid Conklin, Jan DeMay, Paul Sedillo, Lisa "Rusty" Goetz, and Ian Esquibel

Member-at-Large: Ann Harris Davidson (arrived at 7:20 from an Education Meeting at Manzano Mesa Multigenerational Center)

Absent: Linda Martinez, Marilou Cochran, Howard Kimberly Abbas Akhil, and Jim Cochran

2. Approval of Agenda: Rusty made a motion to approve the agenda; Jan seconded the motion, which was approved unanimously with no discussion.

3. Approval of the FHVA Board Meeting Minutes of the July 20, 2021:

Ellen made a motion to approve the minutes of the July meeting, to include grammatical corrections that made no substantial change to content. Brigid seconded the motion. The minutes of the July 2021 FHVA Board Meeting were approved unanimously. They may now be posted on the Association's website at www.fhva.org.

4. Introduction of Guests:

Rob Grilley: Rob is a candidate for Albuquerque City Council District 9 seat. He chose not to address the Board, but rather just sit in and observe the meeting.

5. Reports, as needed from Officers and Board Members

5.A. President, Steve Brügge

5.A.1 APS School Board Election.

Steve received an email from Celia Cortez, the APS Board candidate who joined our meeting last month. She has withdrawn from the race.

5.A.2 Traffic Study.

Steve, along with various Board members, attended the Zoom meeting hosted by the City to report on their findings of the traffic study done in our neighborhood. Ellen attended the meeting and was surprised at how many data collection spots had been placed throughout the neighborhood. The occurrences of drivers speeding through our neighborhood is over the 85th percentile. However, not every data collection spot or street was at the 85th percentile. But, because Four Hills Village (FHV) has such a high percentile of excessive speed occurrences, the City can now formally take action. An assortment of traffic calming methods will be assessed for use in FHV streets that registered over the 85th percentile. A second meeting, yet to be scheduled, will take place to share with the neighborhood what specific action will take place. No timeline has been stated, but the project funding is coming from Councilor Don Harris' budget, thus it should be completed by the time he leaves office. Rusty wonders if the area inside the white line along Stagecoach Rd will be designated as a "walking" or bike lane." Steve tried to reach Councilor Harris to schedule a meeting, but he was on vacation.

5.A.3. Notice from DOE Sandia Field Office.

Steve received a notice that DOE Sandia Field Office will be replacing a 125kw generator in the Radioactive Mixed Waste Treatment Facility.

5.A.4. Zoning Ordinance.

A business in Tijeras Canyon has requested a mobile liquor license.

5.A.5. Next Board Election.

Steve shared that he will not be running for re-election to the FHVA Board. He has been on the Board for 6 years, and he believes it is time for others to take a turn.

5.B. Vice President, Ellen Lipman

5.B.1 Traffic Study.

Ellen attended the Traffic Study meeting, along with Steve and other Board members. She wonders if the study included north Four Hills Road and if the speeding on that section will be addressed. Steve replied that the traffic was observed on that road, but not north of the bridge.

5.C. Treasurer, Linda Martinez

Linda was absent, but she provided a report to Steve who shared the following:

5.C.1 Account Balances.

The FHVA checking account balance is \$11,515.43. The only bill that was paid from this account in August was the FHVA Directory for \$802.02. Our Money Market account has \$23,323.88 and earned interest payment of \$0.20.

5.D. Secretary, Jennifer Lopez

5.D.1.

Jennifer thanked the Board for being such careful proofreaders of the previous month's minutes. She appreciates any participation and feedback in the process of drafting the minutes.

5.E. Government Affairs Director, Abbas Akhil

Abbas had planned on attending but is engaged in assisting Afghan refugees. No report was sent.

5.F. Security Director, Paul Sedillo

5.F.1. Police activity is ongoing at 1008 Cuatro Cerros where the homicide occurred. Someone is still living in the home. APD and IPS regularly check on the home. Apparently, one person is living in the shed and two are living in the home. The residence has major tax liens. Jan is attempting to retrieve tax, title, and ownership records from the county. Commander Collins says the case is not officially classified as a homicide and the case is still under review.

5.F.2. Rusty asked if the box on the light pole at the bust stop on Wenonah could possibly be a gunshot detector. It took 3 days to install.

5.F.3. The director of the Singing Arrow Community Center talked to the Community Policing Council regarding security at the facility. Extra exterior lighting will be installed. No mental health or social services will be housed or offered at the site.

5.G. Public Relations & Real Estate Director, Jan DeMay.

As of the last 30 days, the real estate numbers are as follows:

5.G.1 Active Listings: 5 in Four Hills Village at an average of \$167.66 per sq. ft.

5.G.2 Pending Sales: 8 in Four Hills Village at an average of \$167.72 per sq. ft.

5.G.3 Closed: 3 sales closed in Four Hills Village at an average of \$170.25 sq. ft.

Potential buyers are asking about the uptick in crime in Four Hills Village.

The group, Women Taking Back Our Neighborhood, is teaming with Nob Hill to obtain federal funds for all of Rt. 66 that can focus on crime prevention.

5.H. Open Space Director, Rusty Goetz.

5.H.1 Recycling Centers

The Manzano Mesa Multigenerational Center no longer has recycling units. The closest one to us now is at Paseo Del Norte and Ventura. There is one at Juan Tabo and Candelaria, but it is smaller.

5.H.2. Pressure Reduction Valve.

The city is in the process of servicing the pressure reduction valve throughout the city.

5.H.3. National Night Out.

Colleen McRoberts, the Open Space Superintendent for the city, attended the NNO and shared her map of the Tijeras Canyon Open Space with Rusty. Rusty pointed out some errors on the map and will meet with Ms. McRoberts to make the corrections.

5.H.4. Eradication of Weeds

Rusty will work with Alyssa O'Brien to schedule a training on how to properly eradicate the Russian Thistle and goatheads in our open space.

5.H.5. Erosion from the Recent Rains.

Abbas had expressed some concerns about the drainage systems throughout FHV. According to Rusty, "We are good!" The only homes that have difficulties with drainage are the ones that are not properly terraced. Most of our runoff is from KAFB which is a straight concrete arroyo. There is nothing to stop the water. The areas with natural vegetation are fine.

5.H.6. Shred Event

Our next Shred Event will be on September 11, 2021 from 9-12 at Rusty Goetz's home. Don't be afraid to step up and assist her.

5.I. Publications Director, Brigid Conklin.

5.I.1 The Fall 2021 edition of the FHVA newsletter, The Chronicle.

Two full page and three half page adds have been sold. This edition will be in full color and will be sent to all FHV homeowners. Please have your articles to me by August 30.

5.J. Membership Director, Marilou Cochran

Absent, no report.

5.K. Webmaster, Howard Kimberly

5.K.1 Website Traffic

Over the last 30 days, our website has had 344 unique visits and 774 page views. At least some of the increased traffic is due to the development of on-line membership registration for 2022 and doesn't necessarily indicate increased popularity of the website.

5.K.2 Online Membership

On-line membership is progressing on schedule. Beta testers have completed testing of the on-line form (without payment). Here are upcoming milestones:

- Review new processes needed for primary board-member stakeholders (i.e., membership, publications, and treasurer) in early September.
- Beta testing of on-line payments in early September.
- Going live with the on-line membership form in mid-September.
 - Howard would like any willing board members to sign up for 2022 membership at this time. This will help us verify that our processes are working properly utilizing real data and real payments.
- Publicly announcing the on-line membership form in early October.

5.K.3 Pending Website Changes

- Post Rusty's article from The Chronicle (summer 2021 edition).

5.L. Education & Youth Affairs Director, Ian Esquibel

5.L.1 The FHVA Education & Youth Affairs Committee.

A monthly meeting is held to facilitate networking between families with children. Each month we try to do an activity such as geocaching. In September we will attend a NM United soccer game. We are trying to be responsive to parents' education concerns and find answers regarding school choice.

5.M. Member-At-Large, Ann Harris Davidson

5.M.1 Damage to the Four Hills Arroyo.

Ann reported that the heavy rain storm (and subsequent runoff torrent) on Sunday evening (August 15, 2021) caused significant damage to the concrete base of the Four Hills Arroyo at the point behind the home at 1509 Catron Avenue. A concrete slab 18ft by 20ft has been cracked across its center and lifted, and a 3ft by 9.25ft piece of the next slab has been broken off and shifted. Determining responsibility for the repair is complicated, as the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) claims no responsibility for arroyos in Four Hills Village and the damage is not on land that is in the City of Albuquerque, being on unincorporated land in that is in Bernalillo County -- and which happens to be privately owned by 1509 Catron Avenue, as there is no Drainage & Utility Easement at this location (notwithstanding the existence of a concreted arroyo). On August 16, 2021, Ann emailed the details, with photos, to AMAFCA, the County, the City, and the homeowners.

5.N. Past-President, Jim Cochran.

Absent, no report.

6. Committee Reports

6.A. Membership Committee, Rusty Goetz

6.A.1 Survey of FHV.

With Steve and Ann's help, a set of refined questions have been constructed in order to hopefully ascertain how the FHVA can better serve our community. We hope to place them in an email and on NextDoor. The ten questions will give us a flavor of what FHV residents want the Association to tend to. By placing the questions in the Chronicle, in an email, and on ND, we hope to reach people in possession of varying skill sets who can answer in the manner in which they are comfortable. The next membership committee meeting will be held on August 25, from 6-7pm.

6.B. Education and Youth Affairs Committee, Ian Esquibel

6.B.1 Next Meeting

Our next meeting will be on August 19.

7. Unfinished Business

7.A. Future Meetings. Steve Brugge

COVID numbers are rising in our county. Because of this, our next meeting will be via Zoom.

7.B. Adopt a Median. Ann Harris Davidson

The City of Albuquerque's Adopt-A-Median Program is run by the City's Solid Waste Department under "Keep Albuquerque Beautiful" (505-761-8334). At the July 2021 FHVA Board Meeting, this Board voted to have the FHVA adopt the median at the "Y" entrance to Four Hills Village, so Ann acted on this vote by contacting the program. Unfortunately, in the phone conversation between Ann and Erica Davalos (of Keep Albuquerque Beautiful) on July 27, 2021, Erica confirmed that the Adopt-A-Median program has been suspended until at least January 2022. Thus, this item will be suspended from the agenda until early next year. Rusty asked why can't we Adopt a Median privately within our own neighborhood? We can put up a sign that states, "Your FHVA taking care of your neighborhood." Paul believes in addition to cleaning that we could plant some flowers at the Y.

7.C. National Night Out Wrap Up. Ann Harris Davidson

The Four Hills Village Association played a large role in the successful organization of the neighborhood gatherings in Four Hills Village for National Night Out, as five of the 11 parties in FHV were hosted by FHVA Board Members: these being Linda Martinez, Paul Sedillo, Steve Brugge, Ian Esquibel, and Abbas Akhil, with Ann Harris Davidson assisting in the overall coordination, along with Webmaster Howard Kimberly keeping the record of the gatherings posted on the FHVA website.

Reports from the parties were uniformly highly positive, with neighbors greatly appreciating the opportunity to socialize with each other, and, at some of the parties, having opportunities to chat with APD officers. Attendance at the gatherings ranged from 20 to 40 neighbors (including children) at each of the various sites. Interestingly, though all of the 11 FHV sites were registered, as requested, on the City's NNO registration site, the APD's Foothills Area Command reported only receiving information about five of the sites and thus only organized for police representatives to attend those five sites (along with a sixth, thanks to Paul Sedillo independently advising the local APD Command of his site). Additionally, though the City's website indicated that the events would start at 6:30 p.m., the Foothills Area Command was advised that 5:30 p.m. was the start time -- so several officers arrived at party locations before the attendees had arrived. (These were not errors on the part of anyone in Four Hills Village but, in future years, the FHVA should provide the information about the gatherings directly to the Foothills Area Command, via an email to Samantha Martinez at SamanthaAMartinez@cabq.gov, to ensure that information about all the gatherings in FHV is shared with APD.) Nonetheless, APD and City officials did attend seven of the events in Four Hills Village, as follows.

-- APD Foothills Area Command's Commander Collins attended several parties, including at Area 2 (Paul & Megan Sedillo) and at Area 12 (Abbas & Habiba Akhil), the latter with Lt. Johnston;

-- Lindsey Ritscher reported that Lt. Price arrived at the Area 6 party on Bernalillo Place before the guests had arrived;

-- Det. Hernandez was assigned to the party at the FHV Park;

-- Samantha Martinez and Officer Acata attended the Area 11 party (at Rep. Meredith Dixon's home);

-- Lt. Garrett and three Bomb Squad/SWAT team members (one of whom is resident in FHV) attended the Area 5 party (at Katy Cardenas's home); and

-- FHVA Board Member Rusty Goetz had invited Open Space staffer Colleen McRoberts, who attended the Area 7 party (at Steve Brugge's home)."

9. Announcements

9.A. Next meeting.

Our next meeting will be September 21, 2021 at 6:30pm via Zoom.

10. Adjournment

Rusty made a motion to adjourn the meeting. Ian seconded it and the motion passed unanimously. President Steve Brügge adjourned the meeting.