

# Four Hills Village Association (FHVA)

## Minutes of the FHVA Board Meeting of April 19, 2022

Virtual Meeting via Zoom

6:30pm

### 1. Call to Order

President Andrew Lipman opened this virtual meeting at 6:32 p.m.

### In Attendance:

**Officers:** Andrew Lipman, Ellen Lipman, Linda Martinez, Jennifer Lopez

**Directors:** Kelly Cockrell, James DeMay, Brigid Conklin

**Immediate Past President:** Steve Brügge,

**Member-at-Large:** Ann Harris Davidson

**Absent:** Howard Kimberly, Lisa "Rusty" Goetz (excused due to illness)

**2. Approval of Agenda:** Ann made a motion to approve the agenda with the addition of a discussion regarding NARO to item 8C under New Business; Linda seconded the motion, which was approved unanimously with no discussion.

### 3. Approval of the FHVA Board Meeting Minutes of the March 15, 2022 Meeting:

Ann made a motion to approve the minutes of the March 2022 meeting; Linda seconded the motion. The minutes of the March 2022 FHVA Board Meeting were approved unanimously. They may now be posted on the Association's website at [www.fhva.org](http://www.fhva.org).

### 4. Introduction of Guests:

**4.A. Trisha Korbas** is a FHV resident who is observing our meeting and has a possible interest in serving as our Government Affairs Director.

**4.B. Julie Pedrocelli** is a FHV resident who is interested in learning more about the completed traffic study. She also wishes to know what is going on within FHVA and wants to be invested in her community.

**4.C. Councilor Renee Grout** stopped by to share with us changes being made to the Integrated Development Ordinance (IDO). There will be a meeting via Zoom on Tuesday (4/26) to discuss the proposed changes. She will send us the link and wishes to hear our input. She will be taking a trip to Las Cruces to view Camp Hope, a community for the homeless.

### 5. Reports, as needed from Officers and Board Members

#### 5.A. President, Andrew Lipman

##### 5.A.1 Park Dedication.

Andrew attended the re-naming ceremony of the Ed Barsis Park at Four Hills Village.

#### 5.B. Vice President, Ellen Lipman

**5.B.** She participated in the April 9 neighborhood clean-up along with several other Board members and community volunteers.

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

The checking account has a balance of \$13,128.15. Our revenue from March 15-April 18 was \$219.850 from membership dues. Bills paid this period were for \$803.00 for insurance, \$187.65 for website fees, and \$386.90 for publication of the quarterly newsletter for a total expenditure of \$1377.55. Our money market balance is \$23,325.42. We earned \$.19 interest. Our annual state filing was completed April 4, 2022.

### **5.D. Secretary, Jennifer Lopez**

Jennifer thanked other board members for sending reports via email.

### **5.E. Public Relations & Real Estate Director, James DeMay.**

**5.E.1. Active Listings:** 2 in Four Hills Village at \$228.00 per sq. ft.

**5.E.2. Pending Sales:** 6 in Four Hills Village at an average of \$200.33 per sq. ft.

**5.E.3. Closed:** 6 in the last 3 days at an average of \$199.00/sf

**5.E.4. Yard Sale:** The neighborhood yard sale is set for May 7. Twenty-five people signed up on the first day of registration.

### **5.F. Open Space Director, Rusty Goetz.**

**Rusty has an excused absence due to an illness, but she sent in the following report.**

#### **5.F.1. Membership Committee Notes**

Rusty handed off a notebook with all her records as Chairman of the Membership Committee to Kelly.

#### **5.F.2. Open Space Clean Up.**

Ann and Rusty participated in the City's Open Space cleanup of the Tijeras Canyon Rt 66 Block on Saturday morning, 3/26. We helped remove debris from a homeless encampment near what had been the Little Beaver amusement park site. In all about 30 city Open Space Employees and Open Space Volunteers worked for over 3 hours cleaning up, building trails and hauling trash. We learned that the old church building will become a new education center for Open Space in the near future. Eventually this building will be replaced with a fit-for-purpose building.

#### **5.F.3. Civil Air Patrol Drill**

On Sunday 3/27 Rusty met a group of about 20 uniformed Civil Air Patrol volunteers at the Stagecoach Entrance of our Four Hills Open Space. They were starting a simulated rescue drill. She spoke with their commander about acquiring a permit from Open Space anytime a large group was going to conduct a drill and/or an off-trail exercise in the Open Space. He agreed to take care of it next time.

#### **5.F.4 April 9 Neighborhood Clean Up**

Thanks to all of our Board members and former Board members who helped clean up our neighborhood on Saturday 4/9. I posted an article on Next Door and sent a copy to Howard for our web site. We had a bunch of "thank you" responses on Next Door. **5.F.5**

#### **Ed Barsis Park**

I understand that the Four Hills Park was formally renamed Barsis Park at Four Hills Village by the City on Tuesday 4/12. There is granite block with a plaque now installed at the park. Unfortunately, the City departments involved did a poor job of advertising the event. We did make (with Kelly's help) a short notice email push to FHVA members about the noon ceremony.

## **5.G. Publications Director, Brigid Conklin.**

### **5.G.1 Spring Edition of The Chronicle.**

One hundred seventy-one copies of The Chronicle were printed. We mailed 151 copies. We sent the link to 83 individuals. The extra copies were distributed to Ann, Kelly, and Rusty.

## **5.H. Membership Director, Kelly Cockrell.**

### **5.H.1 New Members.**

She received 6 applications for membership through the mail this last month. We now have 254 members

## **5.I. Webmaster, Howard Kimberly.**

**Howard attends a class during our meeting time, but he sent the following report.**

### **5.I.1 FHVA Website Monthly Usage Statistics in the last 30 days.**

There have been 190 unique visits to [www.fhva.org](http://www.fhva.org), and 420 page views.

### **5.I.3 Open Space Page**

The Open Space/Environment page has been redesigned and the update is complete.

## **5.J. Security Director, Open**

## **5.K. Government Affairs, Open**

## **5.L. Education Director, Open**

## **5.M. Steve Brugge, Past President**

### **5.M.1. Mid Century Modern (MCM) Architecture**

Kimberly Roth, a promoter of MCM architecture, has a large art installation in her driveway that we should all go peruse. We are a MCM neighborhood and maybe we should tout this attribute to help promote FHVA.

## **5.N. Ann Harris Davidson, Member At Large**

### **5.N.1. Neighborhood Clean Ups.**

As noted by Parks and Open Space Director Rusty, Ann participated in the two clean ups that were held in the Open Space and along Route 66 (on 3/26) and within Four Hills Village (on 4/9).

### **5.N.2. Membership Analysis.**

Ann conducted a detailed analysis of current membership and rates of renewal (over 2020-2021-2022). She shared her extensive results with all Board Members in emails sent on 4/9 and 4/10. Membership Director Kelly just reported that the FHVA currently has 254 individual members; Four Hills Village has approximately 1,500 residences; and, as at 4/9, only 22 of these residences had two members. Thus, about 232 of the 1,500 residences in Four Hills Village, or less than one-sixth, currently participate in the Association.

### **5.N.3. Adopt-A-Median.**

The program was suspended, in mid-2021, but Mila Romero of the City's Solid Waste Department's Keep Albuquerque Beautiful Program has advised that the FHVA may now apply to adopt the medians at the "Y" entrance to Four Hills Village if the Board so approves. Ann made the motion that the FHVA request from the Albuquerque Solid Waste Department that the Association officially adopt the medians at the Y. If approved, it will initially be for a 2-year agreement. Steve seconded the motion and it carried unanimously.

### **5.N.4. Zebra Crossing.**

With Albuquerque and New Mexico overall having amongst the highest pedestrian fatality

rates in the U.S., the FHVA has been actively seeking to improve pedestrian safety around the Four Hills Shopping Center. A first step was when the FHVA encouraged our former City Councilor Don Harris to have yellow pedestrian crossing signs erected on Tramway Boulevard on the west side of Smith's; while helpful, these signs have been largely ignored (unless a pedestrian was actively in the road). In January 2022, Ann sent an email to the Mayor's Office to request that the City make this crossing safer by making it more obvious, with a painted "zebra" crossing (i.e., a pedestrian crosswalk marked with white and dark stripes) on Tramway Boulevard south of Central, between the west entrance to the Smith's parking lot and the east entrance to the Four Hills Shopping Center. We are happy to report that this painting for improved pedestrian safety was completed in the first week of April 2020!

#### **5.N.5. ABQ Backyard Refuge Program.**

Ann announced that there is an ABQ Backyard Refuge Program (as at [www.ABQbackyardrefuge.org](http://www.ABQbackyardrefuge.org)) that is run in conjunction with the U.S. Fish & Wildlife Service's National Wildlife Refuge Program and, specifically, with the local Valle de Oro National Wildlife Refuge. Individuals may apply to have their yards certified as an ABQ Backyard Refuge (as Ann has done.) Publicizing the ABQ Backyard Refuge Program, perhaps through an FHVA-sponsored presentation at the Singing Arrow Community Center (if not at the Canyon Club), could be an opportunity to support a City program, while also being a public relations action for positive publicity for the FHVA.

#### **5.N.6. La Luz Amistad Park Sign.**

The name plate sign for this park has been missing for several years and needs to be reinstalled. Unusually, this park is under the jurisdiction of the Albuquerque Solid Waste Department, not the Parks and Recreation Department, but Ann spoke with Dave Simon, the Director of the City's Parks and Recreation Department when both were working at the March 26 Tijeras Open Space clean up. He said that he would talk to the Director of the Solid Waste Department about this missing sign. Follow-up through our City Councilor Renee Grout might be helpful.

#### **5.N.7. Possible Future Projects.**

For the Association's public relations outreach and for continuing to support a strong sense of community within FHV, some ideas for future projects could be to hold an Easter Egg Roll, hold an official FHV 4<sup>th</sup> of July Parade, and/or to conduct a MCM House Tour.

## **6. Committee Reports**

### **6.A. Recognition of Four Hills Village Neighbors**

Jennifer will chair this committee. She will get with James to see when he can meet to create procedures and generate ideas. They will report back next month. Ann said she would be happy to serve on this committee.

### **6.B. Membership**

Kelly wants FHVA to have more of a presence on social media. She would like to send emails via Mail Champ which would allow us to see percentages of open rates. We need to use Ann's membership analysis and to do targeted phone calls to members who have not renewed.

### **6.C. Standing Rules Revision Committee**

The revisions approved last month are on the website. No further revisions are currently necessary. Monthly placement of Standing Rules Revision on the agenda is no longer needed but, with the Standing Rules supposed to be reviewed annually, Steve suggested that it may be useful to keep a record of items that may need to be considered at the next revision.

## **7. Unfinished Business**

### **7.A. Traffic Study**

The study is complete. The city is looking for funds to complete the projects. President Andrew Lipman noted that the installation of the bike lanes, which are one of the traffic

calming measures they proposed, are essential. Andrew will let us know of any new information.

#### **7.B. Multicultural Arts Festival (Summerfest)**

The city is two years out in their funding so they will not be sponsoring it. However, Andrew has been working with the National Hispanic Cultural Center (NHCC) Foundation and they have agreed to act as the fiscal sponsor for this Arts Festival. The NHCC will hold a planning meeting soon. The festival should be held in late Summer or early Fall. The NHCC will produce it in partnership with Andrew. He is also looking for other grants.

#### **7.C. National Night Out 2022**

It will be held August 2. APD's Foothills Command has suggested that seven sites might be the ideal number for them to visit in Four Hills Village. Each individual hosting a party must register their own site with the City (when the site is available at <https://www.cabq.gov/national-night-out>) and also let Ann, the FHVA NNO Coordinator, know of their intention to host a party and when they have actually completed the official registration.

### **8. New Business**

#### **8.A. Survey Monkey Voting**

Steve will conduct a test vote amongst the Board using a few silly questions. Andrew states that we need a consistent logo between the website and other platforms such as Survey Monkey that FHVA uses. Kelly will work on the logo with Howard.

#### **8.B. Next Meeting**

Ann had emailed the President of the Villa Serena Homeowners' Association (Pam Wedertz) to inquire about whether the FHVA might possibly be allowed to use the Villa Serena Clubhouse for its monthly FHVA Board Meetings. She received a response, the full details of which (including a monthly rental of \$100) she shared with all FHVA Board Members in an email on April 13th, 2022. Andrew wants to meet with Brian Dees, the General Manager of the Canyon Club, to discuss renting a ballroom for an FHVA breakfast, as well as to discuss returning to using a basement room for our FHVA monthly Board Meetings.

#### **8.C. Results of Membership Analysis.**

Ann's extensive analysis of the FHVA membership shows that fewer than 20% of fewer than 20% of FHV's households have FHVA memberships. She suggested, as is documented in Point 5.N.7 of these minutes, that the FHVA should sponsor interesting events in the neighborhood to build a stronger sense of community and to raise the FHVA's profile. Also, she suggested we have a Board member join the FB or Next Door group set up for "Kids of Four Hills Village" to become more in tune with our young families.

#### **8.D. Garage Sale.**

The neighborhood garage sale will be held on May 7. Twenty-five people signed up on the first day of registration.

#### **8.E. Neighborhood Association Recognition Ordinance.**

No notice was given that the amendment to the NARO was being placed on the city council agenda. We thought the vote would be deferred. Unfortunately, it stayed on the agenda and the amendment passed 5-4. We believe an opt-in feature for developers is needed. Councilors said they are working on that piece. Also, the ordinance now says that an association cannot make payment of dues a prerequisite to voting. We can charge dues, but payment of such cannot be a barrier to voting. We will continue working with other community organizations and our city councilor in working with this new version of NARO.

### **9. Adjournment**

Linda made a motion to adjourn the meeting. Ann seconded it and the motion passed unanimously. President Andrew Lipman adjourned the meeting at 8:19 p.m.

